

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>Pass</u>	School Impact \$ <u>N/A</u>

..DG PERMIT NO.
FILE # <u>SPR-2008-213</u>

Previously

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2635 N. 7th ST
 SUBDIVISION N/A GRAND JCT, CO 81501
 FILING N/A BLK N/A LOT N/A

TAX SCHEDULE NO. 2945-112-00-971
 SQ. FT. OF EXISTING BLDG(S) 575,000 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,300 SF

OWNER ST MARY'S HOSPITAL
 ADDRESS 2635 N. 7th ST
 CITY/STATE/ZIP GRAND JCT, CO

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 4 CONSTRUCTION

APPLICANT ROBERT D. JENKINS
 ADDRESS 2635 N. 7th ST

USE OF ALL EXISTING BLDG(S) HOSPITAL

CITY/STATE/ZIP GRAND JCT, CO 81501
 TELEPHONE 970-248-3116

DESCRIPTION OF WORK & INTENDED USE: ADDITION TO ST MARY'S HOSPITAL FOR MRI IMAGING DIAGNOSTIC DEPT

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PD, Planned Development</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	PARKING REQUIREMENT: <u>PER APPROVED CENNEY PROJECT SITE PLAN</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED JTC PLAN.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature Robert D. Jenkins Date 6/10/08
 Department Approval Scott A. Peterson Date 9-10-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>(Bensley)</u>			Date <u>9/11/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)