

7203-0

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ 5,00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

NO bathrooms

Building Address 2021 N 12th Street
 Parcel No. 2945-111-00-971
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 91992 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Community Hospital
 Address 2021 N 12th Street
 City / State / Zip Grand Jct, CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: putting in 3 additional offices in existing bldg
 * FOR CHANGE OF USE: 3 empl. @ most.

APPLICANT INFORMATION:

Name Dan Mulcahy
 Address 2021 N 12th Street
 City / State / Zip Grand Jct, CO. 81501
 Telephone 970-256-6298

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 50,000
 Current Fair Market Value of Structure \$ 10,806,430

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

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 Signature Daniel Mulcahy Date 3-23-09
 Planning Approval C McLee Date 3/23/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. NO change
 Utility Accounting _____ Date 3/23/09

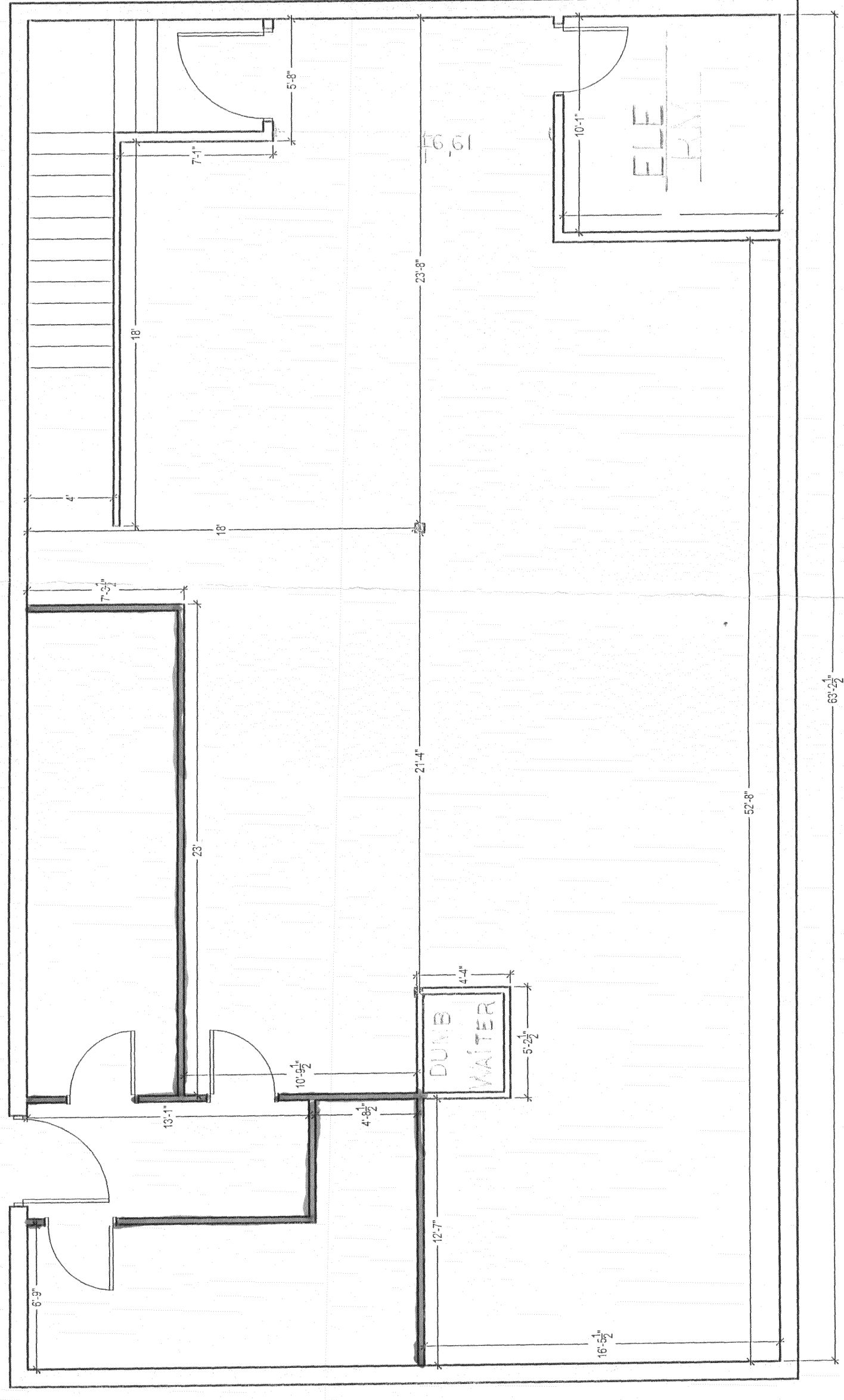
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

= DEMO FOR STRUCTURAL
 = EXISTING WALLS - STAY

COMMUNITY HOSPITAL

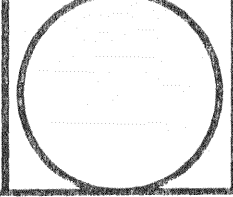
LAB BASEMENT REMODEL 2009

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY ALL
 EASEMENTS AND PROPERTY LINES.



ADT
 Advanced Drafting Technicians LLC
 1008 North 9th Suite 233
 Grand Junction CO 81501
 Phone (970) 243-8888 Fax (970) 243-4221

Basement (records)
 Grand Junction, CO. 81504



Revisions	
A	
B	
C	
D	
E	

Drawn By: ADT
 REVISION DATE: 2/13/08
 DATE: 2/13/08
 SCALE: 3/16" = 1'

Floor Plan
 Sheet
A1

NEW WALLS

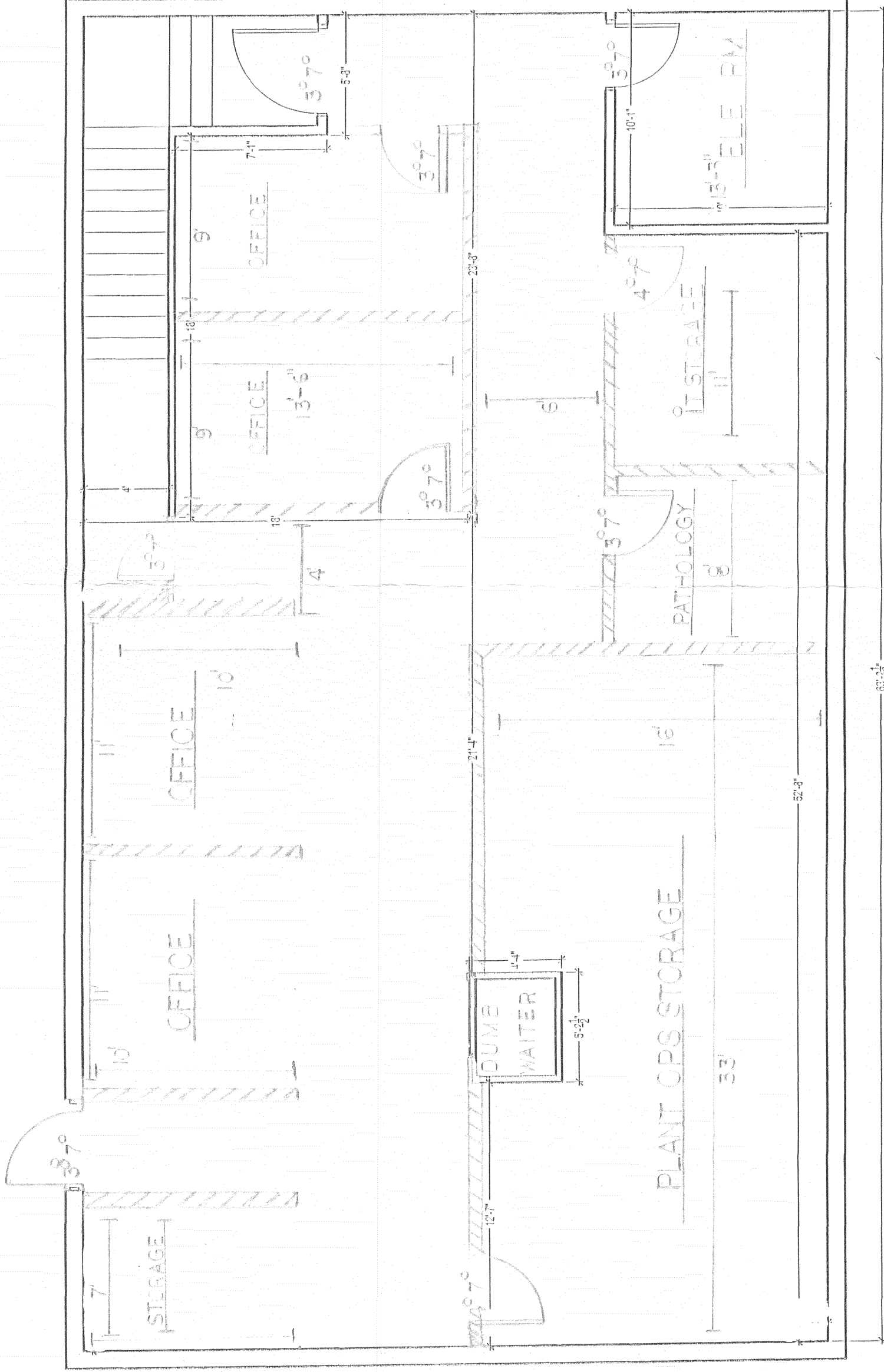
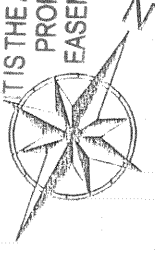
EST WALLS

LAB BASEMENT REMODEL 2009

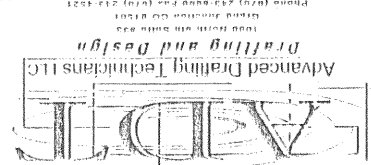
COMMUNITY HOSPITAL

ACCEPTED

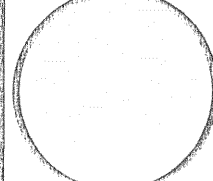
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63'-2 1/2"



Basement (records)
Grand Junction, CO, 81504



Revisions	
1	
2	
3	
4	
5	

ADT
 Date: 2/13/08
 Date: 2/13/08

Scale: 3/16" = 1'
 Sheet: FLOOR PLAN

A1