

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

#53312

Building Address 561 25 ROAD
 Parcel No. 2945-091-21-006
 Subdivision Grand Mesa Center
 Filing _____ Block _____ Lot 6

Multifamily Only:
 No. of Existing Units 5 No. Proposed _____
 Sq. Ft. of Existing 19006 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 101,973
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DAVITA, INC.
 Address 1627 COLE BLVD, BLDG 18
 City / State / Zip LAKWOOD, CO 80401

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business 52375F
 Other: tenant finish SPR
demo interior extensive plumbing
new electric & water tap
FOR CHANGE OF USE: no chg of use needed
cabinetry, per Santa

APPLICANT INFORMATION:

Name SCHLEGEL WILLIAMS
 Address 12323 E. CORNELL AVENUE
 City / State / Zip AURORA, CO 80014
 Telephone 303.696.1900

*Existing Use: Gym
 *Proposed Use: DIALYSIS CENTER ^{outpt} _{dialc}
 Estimated Remodeling Cost \$ 665,375.00
 Current Fair Market Value of Structure \$ 1906790

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 <u>C2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement <u>no chg</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District <u>A</u> Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____

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.

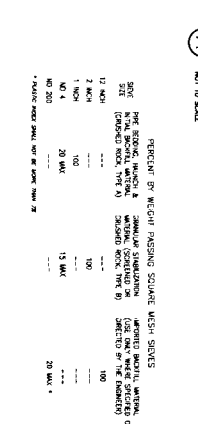
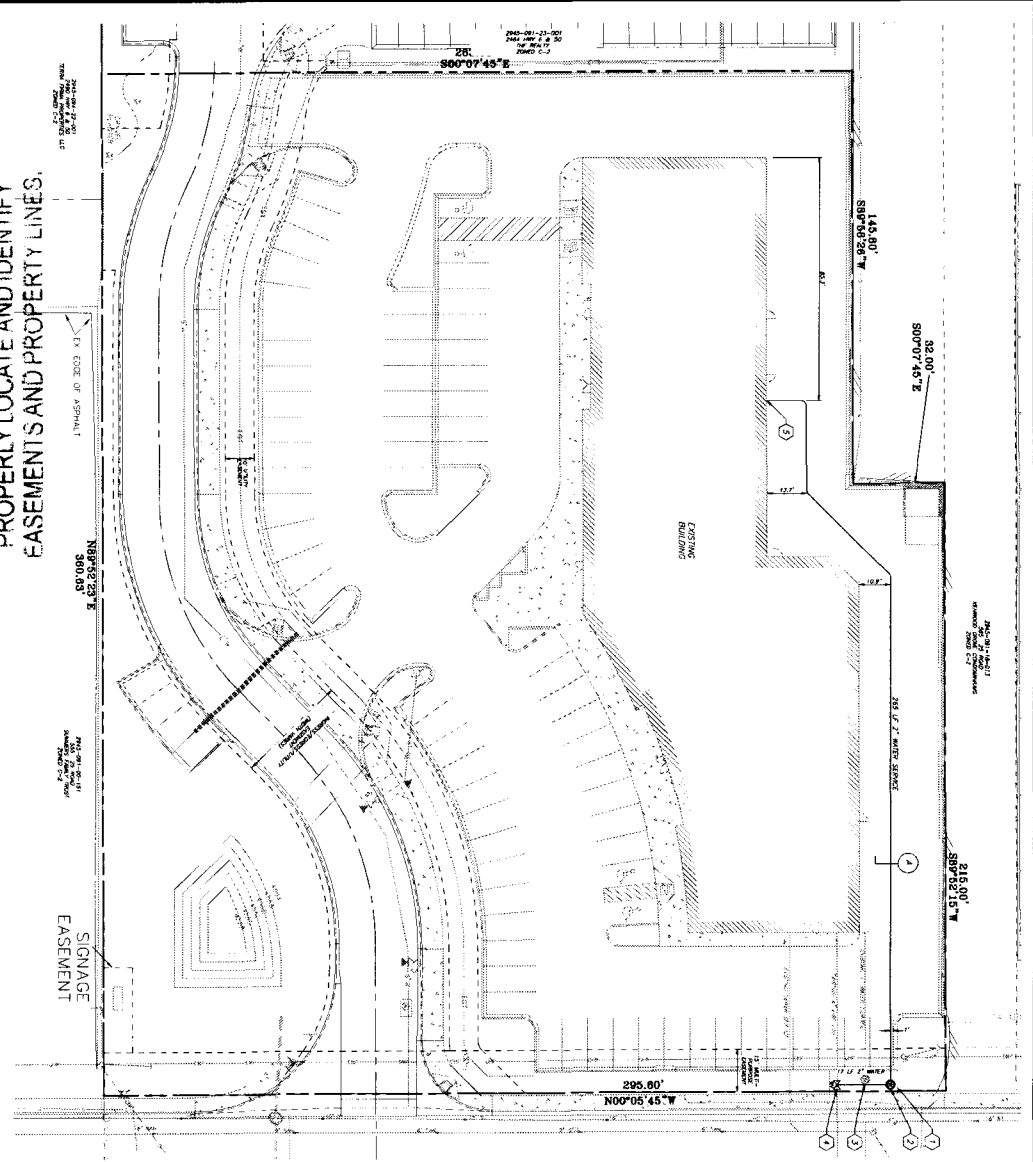
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] YES. Date 7-15-09
 Planning Approval [Signature] Date 7/15/09 Existing

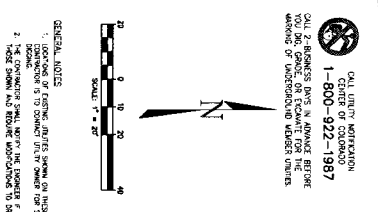
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. <u>Tenant finish</u>
Utility Accounting <u>[Signature]</u> Date <u>7-16-09</u>

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)

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



- GENERAL NOTES:**
1. LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. LOCATIONS SHOULD BE VERIFIED BY FIELD SURVEY PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF GRAND JUNCTION, COLORADO, PRIOR TO THE START OF CONSTRUCTION.
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REVISIONS

NO.	DATE	DESCRIPTION

<p>DAVITA DIALYSIS CLINIC 561 25 Road Grand Junction, CO PREPARED FOR: InSync Architectural Designs, Inc.</p>	<p>APEX CONSULTING ENGINEERS CIVIL ENGINEERS + LAND PLANNING 570 E. CHATEAU CIRCLE, SUITE 1, GRAND JUNCTION, CO 81505 (970) 424-1280 • FAX: (970) 424-1283</p>	<p>SHEET NAME: WATER SERVICE</p> <p>PURPOSE: FOR CONSTRUCTION</p>	<p>PROJECT LOCATION</p> <p>VICINITY MAP</p>
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