

Planning \$ <u>N/A</u>	Drainage \$ <u>268.00</u>
TCP \$ <u>21,663.00</u>	<del>UNDERGROUND</del> School Impact \$ <u>9,234.00</u>
Inspection \$ <u>710.00</u>	<u>8157-0</u>

Bldg Permit No.
File # <u>RZ-2008-227</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

605  
BUILDING ADDRESS ~~2021-09~~ 20 1/2 Road  
SUBDIVISION \_\_\_\_\_  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
OWNER Keith Estridge / St. Mary's Hospital  
ADDRESS 2435 North 7th Street  
CITY/STATE/ZIP Grand Junction, CO 81501  
APPLICANT Jessica Clafin / Boulder Associates  
ADDRESS 1426 Pearl Street, Suite 300  
CITY/STATE/ZIP Boulder, CO 80302  
TELEPHONE 303.499.7795

TAX SCHEDULE NO. 2945-023-15-977 / 2945-023-00-028  
SQ. FT. OF EXISTING BLDG(S) 10,547 SF  
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,732 SF  
MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A CONSTRUCTION  
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) 1.8 Equi's Guesthouse  
ADDITION (Remodel) 9 more rooms  
DESCRIPTION OF WORK & INTENDED USE: addition to existing hospital facility have guesthouse accommodations for family & patients of St. Mary's Hospital & Regional Medical Center

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD, Planned Development</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE SITE PLAN</u>
SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Jessica W. Clafin Date 2/16/09  
Planning Approval Paul D. Peter Date 3-6-09 4-6-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in SWR/WRK</u>
Utility Accounting <u>(circled)</u>			Date <u>4/6/09</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)