

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

EQM 1.250
DR'S office/EMPL
PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$ 5
Bldg Permit #
File #

Building Address 603 28 1/4 Rd Multifamily Only: _____
 Parcel No. 2943-063-46-002 No. of Existing Units _____ No. Proposed _____
 Subdivision Village Park Commercial Sq. Ft. of Existing 9090 Sq. Ft. Proposed _____
 Filing _____ Block _____ Lot 2 Sq. Ft. of Lot / Parcel 28,880
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Monument Realty Holdings LLC
 Address 603 28 1/4 Road
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel - remove 4 walls, new electric & plumbing
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Kenneth Hamon
 Address 603 28 1/4 Rd
 City / State / Zip Grand Jct CO 81506
 Telephone 970-242-6285

*Existing Use: office
 *Proposed Use: medical office
 Estimated Remodeling Cost \$ 420,000
 Current Fair Market Value of Structure \$ 1,213,220

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 _____ Special Conditions: _____
 (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 [Signature] Date 8/11/09
 Planning Approval [Signature] Date 8/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/11/09</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)

GENERAL PROJECT REPORT
for
SITE PLAN REVIEW
LOT 2B, BLOCK 1 - VILLAGE PARK COMMERCIAL SUBDIVISION

Project Description (location, Acreage, Proposed Use)

The purpose of this project is to obtain approval from the City of Grand Junction for the remodel of an existing 9,090 square foot building located at 603 28-1/4 Road in Grand Junction, Colorado. The site, approximately 0.65 acres in size and is zoned PD and is part of the Village Park Planned Unit Development. The location of the site is depicted below:



The 9,090 square foot office building was the former used by Monument Realty for their sales office. The building will be remodeled for medical office use by Community Hospital.

The entire Village Park Commercial Planned Development has existing shared access and parking agreements in place. With this approved medical building, the site will include 19,560 square feet of office use and 11,490 square feet of medical office use. The total required parking for these uses is 124 spaces (1 space for 300 sf of office and 1 space per 200 sf of medical). The site currently has 132 parking spaces.

Surrounding Land Uses and Zoning:

North:	Office Building, Zoned PD
South:	Healthcare Services, Zoned PD
East:	Office/Medical Building, Zoned PD
West:	Multi-Family Residential, Zoned PD

Site Access

Access to the site will be from 28-1/4 Road, approximately 300-ft north of Patterson Road. No changes to the existing access locations are proposed.

GENERAL PROJECT REPORT
for
SITE PLAN REVIEW
LOT 2B, BLOCK 1 - VILLAGE PARK COMMERCIAL SUBDIVISION

Utilities:

All utility services required for this project are currently located on, or adjacent to, the project site.

Stormwater

The project will not be making any exterior modifications and therefore no changes will be made to existing site drainage.

Project Signage

The Village Park Planned Development (PD) defined the project signage requirements. This project will comply with these signing requirements.

Development Schedule and Phasing

This project is anticipated to begin construction in August 2009 and be completed by October 2009.

AUSTIN CIVIL GROUP
TRANSMITTAL

Date 8-11-09

TO: City of Grand Junction
Planning

FROM: Mark Austin
Austin Civil Group, Inc
336 Main Street, Ste 203
Grand Junction, CO 81501

Phone 970-242-7540

Fax 970-255-1212

Re: Planning Clearance
Submittal for
603 28-1/4 Road

Attachments: Drawings Specifications Other: _____

Hi Guys:

Attached are two copies of a site/parking plan, remodel plan, project report and one original Planning clearance form for an interior remodel of the building located at 603 28-1/4 Road. The building requires minor remodeling work for a medical office building.

Please contact me if you have any additional questions or concerns