

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

Bldg Permit No.
File # <u>PFP-2007-116</u>

7585-0 378.64
eyr.

PAID
AUG 28 2009
RB

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2635 N. 7TH STREET TAX SCHEDULE NO. 2945-112-00-971
 SUBDIVISION _____ SQ. FT. OF EXISTING BLDG(S) 1,000,000
 FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,300

OWNER ST. MARY'S HOSPITAL
 ADDRESS 2635 N. 7TH STREET
 CITY/STATE/ZIP GRAND JUNCTION CO 81502

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 4 AFTER 4
 CONSTRUCTION

APPLICANT FCI/MCCARTHY
 ADDRESS 2339 N. 7TH STREET
 CITY/STATE/ZIP GRAND JUNCTION CO 81501
 TELEPHONE 263-8866

USE OF ALL EXISTING BLDG(S) HOSPITAL
 DESCRIPTION OF WORK & INTENDED USE: 13,000 sq. FT
LOADING DOCK BUILDING AND INTERIOR
PERMITS FOR ENVIRONMENTAL SERVICES AND
MATERIALS MANAGEMENT.

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 _____ NO <u>X</u>
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0'</u> from PL REAR: <u>15'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>245' PER PD ORDINANCE</u>	SPECIAL CONDITIONS: <u>PER APPROVED</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>DEVELOPER (PROJECT CI-08)</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 [Signature] Date 8-28-09
 Planning Approval [Signature] Date 8-27-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/28/09</u>

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

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



St. Mary's Hospital
 2633 N. 7th Street, PO Box 1828
 Grand Junction, CO 81502
 Tel: 970.241.4200
 Fax: 970.241.4201
 www.stmaryshospital.com

In association with:
Chamberlin Architects
 Level Architects
 520 Main Street
 Grand Junction, CO 81502
 Tel: 970.241.4200
 Fax: 970.241.4201

Dunham Associates
 90 South 3rd Street, Suite 1100
 Minneapolis, MN 55402
 Tel: 612.462.7550
 Fax: 612.462.7551

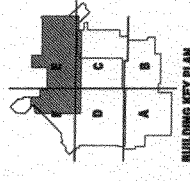
Shofter Boucorm
 7333 W. 1st Avenue
 Lakewood, CO 80226
 Tel: 303.988.8372
 Fax: 303.988.8373

Morlin / Morlin
 12489 West Colfax Ave., PO Box 151200
 Lakewood, CO 80227
 Tel: 303.431.2100
 Fax: 303.431.2856

Lindauer Dunn INC
 802 1/2 Road Avenue
 Grand Junction, CO 81502
 Tel: 970.241.9200
 Fax: 970.241.2450

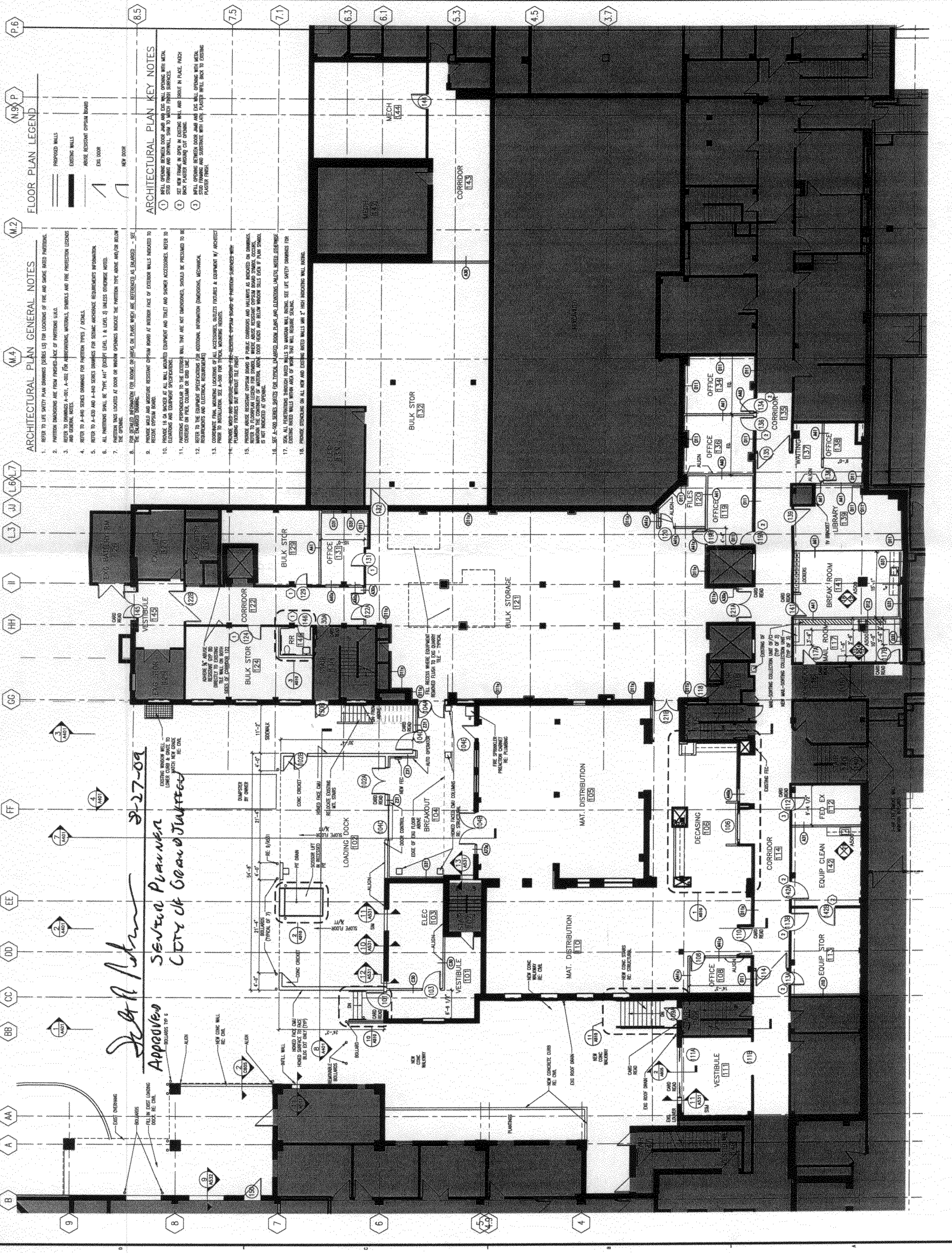
Clavonne, Roberts & Assoc., INC
 Grand Junction, CO 81501
 Tel: 970.241.2745
 Fax: 970.241.2745

Systems Design International
 5200 DTC Ave., Suite 200
 Greenwood Village, CO 80111
 Tel: 303.771.0214
 Fax: 303.771.0888



NO.	DATE	DESCRIPTION
01	07.08.2008	ISSUED FOR CONSTRUCTION
02	07.08.2008	ISSUED FOR CONSTRUCTION
03	07.08.2008	ISSUED FOR CONSTRUCTION
04	07.08.2008	ISSUED FOR CONSTRUCTION
05	07.08.2008	ISSUED FOR CONSTRUCTION
06	07.08.2008	ISSUED FOR CONSTRUCTION
07	07.08.2008	ISSUED FOR CONSTRUCTION
08	07.08.2008	ISSUED FOR CONSTRUCTION

CI-08 MAIN LEVEL PLAN
 MATERIALS MANAGEMENT



8-27-09
Approved
SEVEN PLANNING
CITY OF GRAND JUNCTION



1 PARTIAL MAIN LEVEL PLAN
 1/8" = 1'-0"

