

DATE SUBMITTED: 03/20/91

PERMIT # 38611

FEE No Fee

# PLANNING CLEARANCE

Special Use permit PAID

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1704 N 8TH STREET

SQ. FT. OF BLDG: 10,678

SUBDIVISION: MESA SUBDIVISION

SQ. FT. OF LOT: 117,436

FILING # \_\_\_\_\_ BLK # 3 LOT # 14-22

NUMBER OF FAMILY UNITS: N/A

TAX SCHEDULE NUMBER:  
2945-114-10-951

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

(1) TO BE PARTIALLY DEMOLISHED

PROPERTY OWNER: SEVENTH-DAY ADVENTIST

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 730 MESA

SCHOOL

PHONE: 242-7747

DESCRIPTION OF WORK AND INTENDED USE:  
PARTIAL ~~REBUILD~~ DEMO OF EXISTING BLDG - RE-BUILD NEW SCHOOL

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

PARKING SPACES REQ'D: \_\_\_\_\_

CENSUS TRACT #: 5

LANDSCAPING/SCREENING: SEE APPROVED PLAN

TRAFFIC ZONE: 33

SPECIAL CONDITIONS: Approved as A special use - see file # 24-91

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: MAY 9, 1991  
APPROVED BY: [Signature]

[Signature]  
SIGNATURE