

FEE \$	0
TCP \$	0
DRAINAGE FEE \$	0

BLDG PERMIT NO.	58231
FILE #	COU-96-4.23

PLANNING CLEARANCE

1002-0950-08-4 (site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 302 PICKIN Av TAX SCHEDULE NO. 2946-143-34-008

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S) ADDITION 2013 Sq. Ft

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2013 Sq. Ft

(1) OWNER Jim Wilcox NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 353 PICKIN Av NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 243-9033 USE OF ALL EXISTING BLDGS Homeless Day Center

(2) APPLICANT Grand Valley Catholic Outreach DESCRIPTION OF WORK & INTENDED USE: Toilets,
Lavatories + Showers For Homeless Day Center

(2) ADDRESS 240 White Av

(2) TELEPHONE 241-3658

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Landscaping / Screening Required: YES NO

SETBACKS: Front NO CHANGE from Property Line (PL) Parking Req'mt 0
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions: INTERIOR REMODEL
ONLY, NO CHANGE TO BUILDING FOOTPRINT

Maximum Height _____ CENS.T. 1 T.ZONE 4 Z ANNEX #

Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 G.J. 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 Caroline Conway Date 10/25/96

Department Approval Bill Nehl Date 11-12-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9652

Utility Accounting Colandrea Date 11-12-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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