

to be invoiced & paid later

Planning \$	Drainage \$ <u>(277.40)</u>
TCP \$	School Impact \$

BLDG PERMIT NO. <u>41067</u>
FILE # <u>SUP-1997-085</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

3004-1200-01-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1400 N. 5<sup>th</sup> TAX SCHEDULE NO. NA 2945-113-12-9482

SUBDIVISION NA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9960

FILING NA BLK 3 LOT NA SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER MUNISO #51 NO. OF DWELLING UNITS  
BEFORE: 102 AFTER: 10 CONSTRUCTION

(1) ADDRESS 2115 Grand Ave, GUT 6 2124 NO. OF BLDGS ON PARCEL  
BEFORE: 8 AFTER: 5 CONSTRUCTION

(1) TELEPHONE 245-8102 USE OF ALL EXISTING BLDGS SCHOOL

(2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE: classroom

(2) ADDRESS \_\_\_\_\_ addition - Foundation only

(2) TELEPHONE \_\_\_\_\_

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 R2 Landscaping / Screening Required: YES X NO \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Parking Req'mt as per plan

Side 10 from PL Rear 10 from PL Special Conditions: Foundation only

Maximum Height 65

Maximum coverage of lot by structures \_\_\_\_\_ Genus Tract 4 Traffic Zone 34 Annx # \_\_\_\_\_

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 [Signature] Date 4/23/97

Department Approval [Signature] Date 7/2/97

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

Utility Accounting [Signature] Date 7/2/97

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)