

Planning \$ <u>      </u>	Drainage \$ <u>508.37</u>
TCP \$ <u>248.00</u>	School Impact \$ <u>      </u>

BLDG PERMIT NO. <u>60793</u>
FILE # <u>PDR-1997-064</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2554 PATTERSON TAX SCHEDULE NO. 2945-034-17-~~88~~ 951  
SUBDIVISION MILLER SUB. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600  
FILING        BLK        LOT 2 SQ. FT. OF EXISTING BLDG(S) 4000  
SEVENTH DAY ADVENTIST  
(1) OWNER ASSOCIATION OF COLORADO NO. OF DWELLING UNITS  
BEFORE:        AFTER:        CONSTRUCTION  
(1) ADDRESS 2520 So. DOWNING, DENVER NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION  
(1) TELEPHONE 303-733-3771  
(2) APPLICANT Myron Stanley USE OF ALL EXISTING BLDGS Community Service Work  
(2) ADDRESS 2474 Cimarron Drive DESCRIPTION OF WORK & INTENDED USE: Distribution  
(2) TELEPHONE 243-4284 of clothing, bedding, food to needy people in  
the GRAND JUNCTION area. Addition

✓ 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 PR-16 Landscaping / Screening Required: YES        NO         
SETBACKS: Front        from Property Line (PL) or Parking Req't         
       from center of ROW, whichever is greater Special Conditions: As per Plan  
Side        from PL Rear        from PL  
Maximum Height         
Maximum coverage of lot by structures        Census Tract 10 Traffic Zone 19 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 Myron S. Stanley Date 6 March 1997  
Department Approval Mike Pelletier Date 4/3/97  
Additional water and/or sewer tap fee(s) are required: YES        NO ✓ W/O No. 302-2495-017  
Utility Accounting Richardson Date 5/30-97

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)