

Planning \$ <u>P/W/SPR</u>	Drainage \$ <u>1809.00</u>
TCP \$ <u>See attached letter</u>	School Impact \$ <u>NA</u>

SYLVAN BLDG PERMIT NO. <u>63489</u>
FILE # <u>FPP-1997-142</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 1655 N. 1st St. TAX SCHEDULE NO. 2945-104-12-038

SUBDIVISION SYLVAN MINOR SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3500 sq ft

FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) NA

(1) OWNER David + Sandra Durham NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: NA CONSTRUCTION

(1) ADDRESS 324 Music Lane NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 245-8828 USE OF ALL EXISTING BLDGS ~~EXIST~~ NA

(2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: _____

(2) ADDRESS _____

(2) TELEPHONE _____ Construct new office/school building

✓ 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 PB Landscaping / Screening Required: YES X NO _____

SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear Per Plan from PL

Maximum Height _____ Parking Req't Per plan

Maximum coverage of lot by structures _____ Special Conditions: DIA required if All improvements not installed prior to C.O. - TCP per letter

Census Tract 4 Traffic Zone 10 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 1/2/98

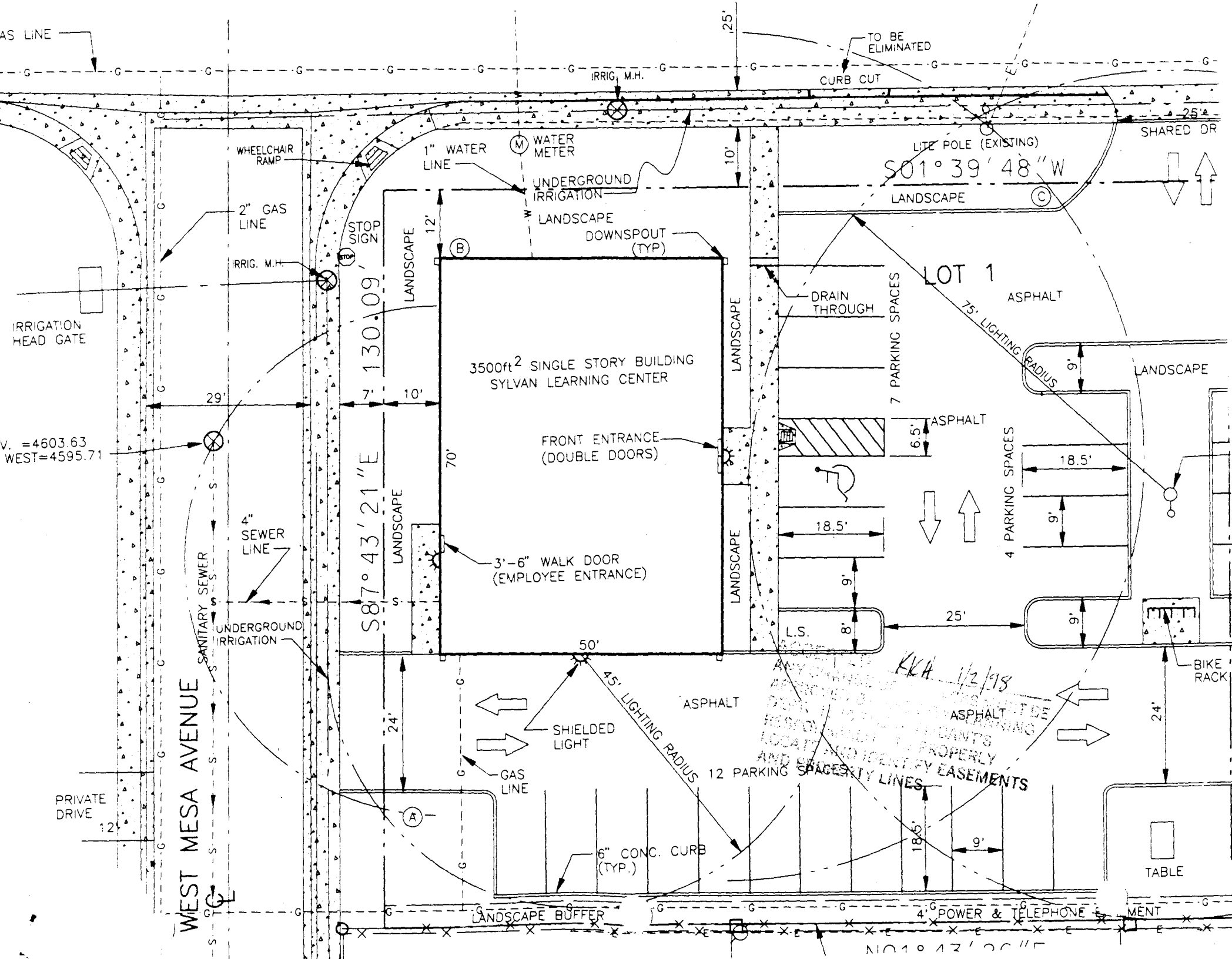
Department Approval [Signature] Date 1/2/98

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

Utility Accounting [Signature] Date 1/2/98

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)



AS LINE

TO BE ELIMINATED

IRRIG. M.H.

CURB CUT

25'
SHARED DR

LITE POLE (EXISTING)

S01°39'48" W

LANDSCAPE

WHEELCHAIR RAMP

1" WATER LINE

(M) WATER METER

UNDERGROUND IRRIGATION

2" GAS LINE

LANDSCAPE

LANDSCAPE DOWNSPOUT (TYP)

IRRIG. M.H.

STOP SIGN

IRRIGATION HEAD GATE

LOT 1

ASPHALT

DRAIN THROUGH

75' LIGHTING RADIUS

LANDSCAPE

V. = 4603.63
WEST = 4595.71

7' 130.09'

3500ft² SINGLE STORY BUILDING
SYLVAN LEARNING CENTER

FRONT ENTRANCE
(DOUBLE DOORS)

6.5' ASPHALT

4" SEWER LINE

SANITARY SEWER

3'-6" WALK DOOR
(EMPLOYEE ENTRANCE)

7 PARKING SPACES

S87°43'21"E

LANDSCAPE

LANDSCAPE

LANDSCAPE

L.S.

25'

WEST MESA AVENUE

SHIELDED LIGHT

GAS LINE

PRIVATE DRIVE

ANY PART OF THIS PLAN SUBJECT TO THE APPROVED CONDITIONS OF THE CITY OF TULSA
RESIGNED TO THE CITY OF TULSA
LOCATED AND IDENTIFY PROPERLY
AND EASEMENTS

ASPHALT

ASPHALT

24'

6" CONC. CURB
(TYP.)

LANDSCAPE BUFFER

4" POWER & TELEPHONE CEMENT

TABLE

BIKE RACK

N01°43'00"W

December 4, 1997

Kerrie Ashbeck
City Development Engineer
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Re: Sylvan Minor Subdivision

Dear Kerrie:

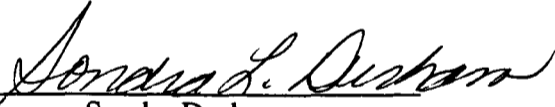
David and Sondra Durham own The Sylvan Learning Center. Kerry and Joy Murdock own The Nickel Want Ads. Together, we are developing Sylvan Minor Subdivision, located at 1st Street and Mesa Avenue in Grand Junction. We will soon commence construction of two buildings on this property which will house our respective businesses.

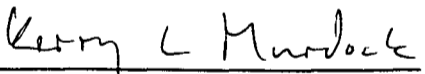
To develop this property, we have dealt with staff of the City of Grand Junction and have obtained site-plan approval from the Grand Junction Planning Commission. In conjunction with that approval, the City has determined that we collectively owe a "Transportation Capacity Payment" of \$7,180.00. Additionally, the City has required us to replace the existing 1st Street sidewalk with a new one that meets City standards. The cost of this sidewalk we will deduct from the above-referenced TCP fee to determine a net amount owed to the City. For example, if the sidewalk replacement costs \$5,000, we will pay to the City \$2,180. Likewise, if the sidewalk replacement costs more than \$7,180, we owe no TCP to the City.

To the extent this sidewalk replacement costs less than the \$7,180 TCP, we agree to pay to the City the residual amount prior to having received a certificate of occupancy for either building. We will document the sidewalk costs by submitting invoice copies to the City from the contractor(s) who worked on the sidewalk.

Cordially,

 12/9/97
David Durham Date

 12-9-97
Sondra Durham Date

 12-9-97
Kerry Murdock Date

 12-9-97
Joy Murdock Date