

Planning \$ <u>PAID W/SPR</u>	Drainage \$ <u>—</u>
TCP \$ <u>476.67</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>100176</u>
FILE # <u>SPR-1998-026</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 1674 HIGHWAY 50 TAX SCHEDULE NO. 2945-233-10-973  
 SUBDIVISION ORCHARD MESA HEIGHTS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 9360 FINISHED  
18,700 UN-FINISHED  
 FILING \_\_\_\_\_ BLK 5 LOT 26-33 SQ. FT. OF EXISTING BLDG(S) 5200  
 (1) OWNER FRATERNAL ORDER OF THE EAGLE NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 1674 HIGHWAY 50  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 243-6454  
 USE OF ALL EXISTING BLDGS MEETING HALL - TO BE DEMO'D  
 (2) APPLICANT ROLLAND ENGINEERING DESCRIPTION OF WORK & INTENDED USE: NEW BLDG  
 (2) ADDRESS 405 RIDGES BLVD, SUITE A \$ PARKING - MEETING HALL FOR EAGLES  
 (2) TELEPHONE 243-8300

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-1 Landscaping / Screening Required: YES X NO \_\_\_\_\_  
 SETBACKS: Front 55ft from Property Line (PL) or SSID from center of ROW, whichever is greater Parking Req't As per plan  
 Side 0 from PL Rear 0 from PL Special Conditions: NONE  
 Maximum Height 40 ft  
 Maximum coverage of lot by structures N/A Census Tract 13 Traffic Zone 86 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 12-22-97

Department Approval [Signature] Date 9-11-98

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

Utility Accounting [Signature] Date 9/11/98

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)