

Planning \$ <u>5<sup>00</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>10853</u>
FILE #

## 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 550 S Ave TAX SCHEDULE NO. 2945-143-40-958  
 SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION New 3850 sq ft. 4200 sq ft. (Demo)  
 FILING BLK 148 LOT 17-20 SQ. FT. OF EXISTING BLDG(S) 4200 sq ft.  
 (1) OWNER Rescue Mission NO. OF DWELLING UNITS - Shelters  
 BEFORE: 2 AFTER: 1 CONSTRUCTION  
 (1) ADDRESS Same NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION  
 (2) APPLICANT Lynn Phillips Const. Co USE OF ALL EXISTING BLDGS Shelter (old Bldgs)  
 (2) ADDRESS 906 R. Rd, Mack Co 81525 DESCRIPTION OF WORK & INTENDED USE: Cafe, food  
 (2) TELEPHONE 258-0247 cell# 250-3777 dispersal center and meeting hall - Demo  
1 shelter to be rebuilt as\*

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 I-1 Landscaping / Screening Required: YES  NO   
 SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt —  
 Side — from PL Rear — from PL Special Conditions: DEMO ONLY  
 Maximum Height — Census Tract 1 Traffic Zone 42 Annx # —  
 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 Lynn A. Phillips Date 9/10/98

Department Approval Santa Costello Date 9-16-98

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

Utility Accounting Edie Overholt Date 9/10/98

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)