

Planning \$ <u>5.00</u>	Drainage \$ <u>/</u>
TCP \$ <u>/</u>	School Impact \$ <u>/</u>

BLDG PERMIT NO. <u>105783</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 641 Steubens TAX SCHEDULE NO. 2945-233-00001

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 500

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 500

(1) OWNER Western Co. Botanical Soc. NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) ADDRESS 233 S. San Street

(1) TELEPHONE (970) 242-3288 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Same USE OF ALL EXISTING BLDGS Botanic Gardens

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Renovated  
existing residence into Admin. Office

(2) TELEPHONE Same

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 F-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO X

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Parking Req'mt 2 (existing)

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: \_\_\_\_\_

Maximum Height \_\_\_\_\_ Interior Remodel

Maximum coverage of lot by structures \_\_\_\_\_ Census Tract \_\_\_\_\_ Traffic Zone \_\_\_\_\_ 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 Franklin A. MacIntyre Date 5/26/98

Department Approval Kristen L. Anderson Date 5/26/98

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

Utility Accounting Wendi Overholt Date 5-26-98

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)