

Planning \$ Paid	Drainage \$ -
TCP \$ -	School Impact \$ -

BLDG PERMIT NO. <u>Not needed</u>
FILE # SPR-1998-121

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 655 Struthers TAX SCHEDULE NO 2945-234-00941

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION parking area only

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

(1) OWNER Western Colorado Botanical Society NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 233 So 5th Street, 81501

(1) TELEPHONE (970) 245-3288 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 CONSTRUCTION

(2) APPLICANT Jeanette Main-Greke USE OF ALL EXISTING BLDGS Botanic Gardens + Buis. Office

(2) ADDRESS Same DESCRIPTION OF WORK & INTENDED USE: Parking

(2) TELEPHONE Same Bushoop, Grading, etc.

✓ 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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front - from Property Line (PL) or - from center of ROW, whichever is greater Parking Req'mt 40

Side - from PL Rear - from PL Special Conditions: Verification of the capacity of the drainage pond must be provided.

Maximum Height N/A

Maximum coverage of lot by structures Parking only Census Tract 8 Traffic Zone 44 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 Jeanette D. Main-Greke Date 6/9/98

Department Approval Lori V. Bowen Date 8-26-98

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

Utility Accounting M Cole Date 8-26-98

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)