

|                              |                              |
|------------------------------|------------------------------|
| Planning \$ <u>Pd w/ SPR</u> | Drainage \$ <u>    </u>      |
| TCP \$ <u>If balance</u>     | School Impact \$ <u>    </u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>72044</u> |
| FILE # <u>SPR-1999-130</u>   |

*to be paid w/ 2nd Permit* **PLANNING CLEARANCE**  
 (site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

|  |   |
|--|---|
| BUILDING ADDRESS <u>790 26 1/2 Rd</u>  | TAX SCHEDULE NO. <u>2701-351-60-001</u>                 |
| SUBDIVISION <u>Holy Family</u>   | SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>127,600 SF</u>  |
| FILING _____ BLK _____ LOT <u>1</u>  | SQ. FT OF EXISTING BLDG(S) <u>NA</u>                    |
| OWNER <u>Immaculate Heart of Mary Church</u>   | NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>2</u>   |
| ADDRESS <u>776 Brookcliff Ave</u>  | CONSTRUCTION  |
| TELEPHONE <u>970/242-6121</u>  | NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>2</u>  |
| APPLICANT <u>Slater-Paull &amp; Assoc</u>  | CONSTRUCTION  |
| ADDRESS <u>1515 Arapahoe Ste 400</u>   | USE OF ALL EXISTING BLDGS _____                         |
| TELEPHONE <u>303/607-0977</u>  | DESCRIPTION OF WORK & INTENDED USE: <u>will require</u> |
| ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. | <u>another Planning Clearance</u>                       |
|  | <u>for construction of structure</u>                    |

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

|  |   |
|--|---|
| ZONE <u>R5F-4</u>  | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>see file</u>  |
| SIDE: _____ from PL REAR: _____ from PL  | SPECIAL CONDITIONS: <u>FOUNDATION</u>   |
| MAXIMUM HEIGHT <u>see file</u>   | <u>ONLY PERMIT</u>  |
| MAXIMUM COVERAGE OF LOT BY STRUCTURES _____  | CENSUS TRACT <u>16</u> TRAFFIC ZONE <u>13</u> ANNEX _____   |

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 Grand Junction 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 <u>Michael H. Bunker</u> | Date _____          |
| Department Approval <u>Kristen L. Andrews</u>  | Date <u>9/10/99</u> |

|  |     |  |                     |
|--|-----|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>N/A</u>  |
| Utility Accounting <u>[Signature]</u>                  |     |  | Date <u>9/13/99</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)