

Planning \$ <u>PA W/ SPR</u>	Drainage \$ <u>NA</u>
TCP \$ <u>8,126.80 PA</u> <i>per attached memo</i>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>71131</u>
FILE # <u>SVP-1999-153</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

GA

BLDG ADDRESS 250 N 5th St THIS SECTION TO BE COMPLETED BY THE APPLICANT TAX SCHEDULE NO. 2945-143-08-941

SUBDIVISION Original Town SQ. FT. OF PROPOSED BLDG(S)/ADDITION 477 sq ft includes 37,515 6859 in basement

FILING BLK 95 LOT W 1/2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER City of Grand Junction NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 250 N 5th St NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 244-1554 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT City of Grand Junction DESCRIPTION OF WORK & INTENDED USE: demolish existing city hall and reconstruct south wing

(2) ADDRESS 250 N 5th St

(2) TELEPHONE 244-1425

✓ 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 PZ Landscaping / Screening Required: YES X NO _____

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt Per plan & attached letter
(5m) 55 from center of ROW, whichever is greater
(Road) 40 Special Conditions: See approved plans & attached letter
Side 0 from PL Rear 0 from PL

Maximum Height 65 SVP-1999-153
Maximum coverage of lot by structures NA - Final Planning Clearance for full construction

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: [Signature] Date 1/13/99

Department Approval: [Signature] Date 8/20/99

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

Utility Accounting: [Signature] SEE ATTACHED MEMO Date 8/30/99

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)