

Planning \$ <u>5. -</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>69982</u>
FILE #

PLANNING CLEARANCE

42260-3174

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 140 Gunnison Ave
 SUBDIVISION Grand lot
 FILING BLK 34 LOT 3, 4, 5
 OWNER Roland Evans
 ADDRESS 2186 McKinley Dr G. Jct
 TELEPHONE 970-255-8844
 APPLICANT Danny
 ADDRESS -
 TELEPHONE -

TAX SCHEDULE NO. 2945-142,24.005
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 60
 SQ. FT OF EXISTING BLDG(S) 3000
 NO. OF DWELLING UNITS: BEFORE 4 AFTER 4
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS 4-plex
 DESCRIPTION OF WORK & INTENDED USE: exterior
stair ways ^{landings} & interior remodel

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 RMF-104
 SETBACKS: FRONT: 20' from Property Line (PL) or 50' from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 20' from PL
 MAXIMUM HEIGHT 36'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
 PARKING REQUIREMENT: _____
 SPECIAL CONDITIONS: exterior stairway
landings/interior remodel
 CENSUS TRACT 34 TRAFFIC ZONE 35 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 [Signature]
 Department Approval X. Valdez per MD

Date 5/4/99
 Date 5-4-99

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>5/5/99</u>

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

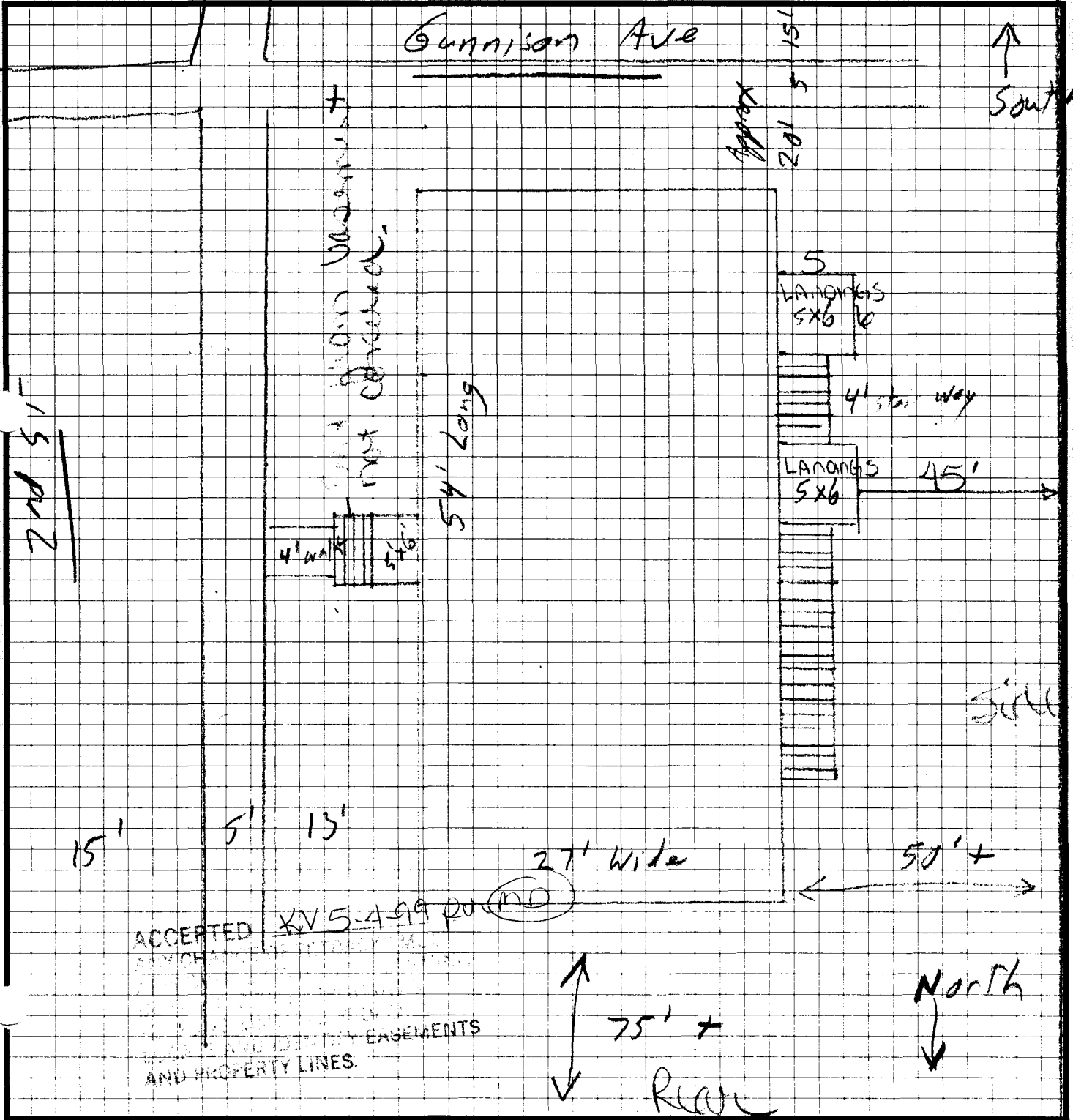
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

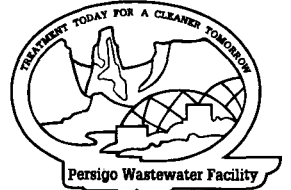
IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

- 1 - An outline of the PROPERTY LINES with dimensions.
- 2 - An outline of the PROPOSED STRUCTURE with its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

3/32 Scale

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.





City of Grand Junction
Industrial Pretreatment Program
2145 River Road
Grand Junction, CO 81505

June 15, 1999

Bob Lee
Mesa County Building Department
P.O. Box 20000
Grand Junction, CO 81502

*watch
for planning
clearance*

Dear Bob,

A Food Service Pretreatment Application was submitted to this office by John Gammill, Project Coordinator for the remodeling of East Middle School, located at 830 Gunnison Ave in Grand Junction. Based on the information provided, there will be no pretreatment requirements.

If you require additional information, please call at 244-1489.

Sincerely,

Catherine Crabb
Assistant Coordinator
Industrial Pretreatment Program

cc: Trent Prall, Utility Engineer, City of Grand Junction
Senta Costello, Community Development
John Gammill, School District 51