

Planning \$ 10.00	Drainage <input checked="" type="checkbox"/>
TCP \$ <input checked="" type="checkbox"/>	Soil Impact <input checked="" type="checkbox"/>

BLDG PERMIT NO. 69769
FILE #

PLANNING CLEARANCE

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

89121-471

BUILDING ADDRESS <u>302 PITKIN AVE.</u>	PLA SCHEDULE NO. <u>2945-143-34-008</u>
SUBDIVISION <u>ORIGINAL TOWN PLAT</u>	BLDG. TYPE PROPOSED BLDG(S)/ADDITION <u>N/A</u>
FILING <u>N/A</u> BLK <u> </u>	NO. OF EXISTING BLDG(S) <u>1980</u>
OWNER <u>CATHOLIC OUTREACH</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u>
ADDRESS <u>302 PITKIN AVE.</u>	CONSTRUCTION
TELEPHONE <u>257-9062</u>	NO. OF BEDS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>ALPINE C.M., INC.</u>	TYPE OF WORK & INTENDED USE: <u>NEW EXT.</u>
ADDRESS <u>1111 SO. 12TH ST., GJ, CO CMU WALL, CHAINLINK FENCE,</u>	
TELEPHONE <u>245-2505</u>	<u>AND AWNING.</u>

✓ Submittal requirements are outlined in the SSI (Submittal Standards for Improvements and Development) document.

ZONE <u>C-2</u>	DISCLOSURE SCREENING REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS FRONT: <u> </u> from center of ROW: <u> </u> greater	MARKING REQUIREMENT: <u> </u>
SIDE: <u>0</u> from FL REAR: <u>0</u> from PL	SPECIAL CONDITIONS <u>NONE</u>
MAXIMUM HEIGHT <u>40 feet</u>	
MAXIMUM COVERAGE OF LOT BY STRUCTURE: <u> </u>	CENSUS TRACT <u>2</u> TRAFFIC ZONE <u>41</u> ANNEX <u> </u>

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 all improvements have been completed and a Certificate of Occupancy has been issued by the Building Department (Section 9-3-20 Grand Junction Zoning and Development 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 destroyed or damaged during the construction process in an acceptable and healthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings shall be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site during construction.

I hereby acknowledge that I have read this Application and that it is correct. I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to this project. Any failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the lot or lots.

Applicant's Signature <u>[Signature]</u>	Date <u>4/28/99</u>
Department Approval <u>[Signature]</u>	Date <u>4/28/99</u>

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>7-504-0001</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-28-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning and Development Code)

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