

Planning \$ 10,000 NA	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 73415
FILE #

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 2220 N. SEVEN TH

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER SCHOOL DIST 51

ADDRESS 2115 GRAND AVE

TELEPHONE 245 2422

APPLICANT OWNER

ADDRESS _____

TELEPHONE _____

TAX SCHEDULE NO. 2945-111-00-942

SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

SQ. FT OF EXISTING BLDG(S) 48,762 +

NO. OF DWELLING UNITS: BEFORE NA AFTER _____
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

USE OF ALL EXISTING BLDGS School

DESCRIPTION OF WORK & INTENDED USE: _____
20'x20' COVERED DECK (SELF
CONTAINED & MOVABLE)

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

SETBACKS: FRONT: 7th 65' from E Walnut from Property Line (PL) or 40' from E
from center of ROW, whichever is greater

SIDE: 10 from PL REAR: 10 from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO

PARKING REQUIREMENT: _____

SPECIAL CONDITIONS: _____

CENSUS TRACT _____ TRAFFIC ZONE _____ 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] Date 1/18/00

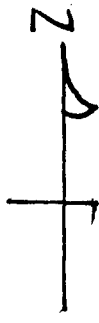
Department Approval [Signature] Date 1/18/2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>C. Bensley</u>			Date <u>1/18/00</u>

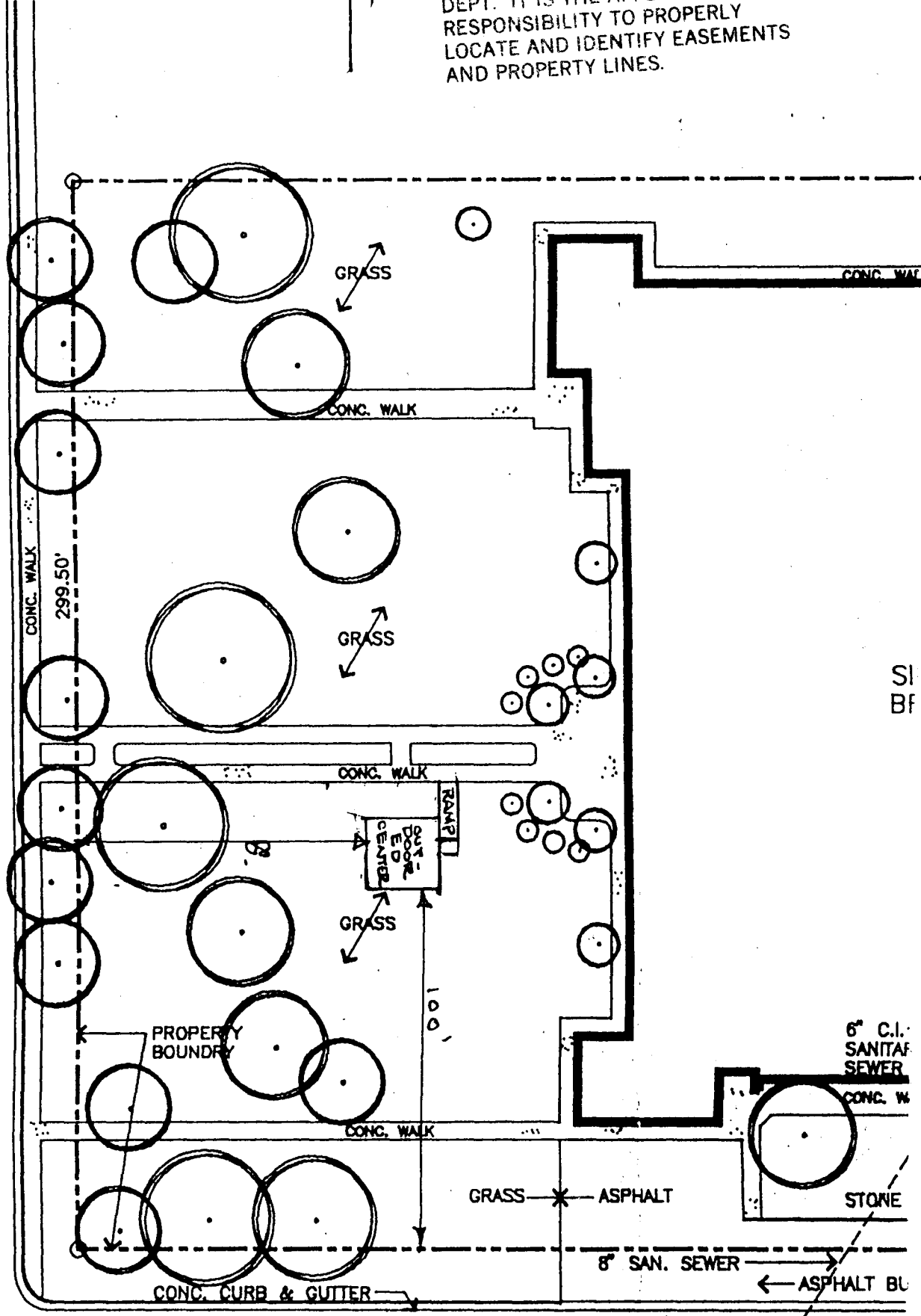
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

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

ACCEPTED *KYA 1/18/2000*
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



NORTH SEVENTH STREET



NUT AVENUE

WALNUT AVE

EXIST'G M.H. →
INVERT 89.88'
(4,123.86')
FLR. ELEV. 90.14'

TOPE ELEM.
OUTDOOR ED. CENTER

ALLEY