

|                         |                           |
|-------------------------|---------------------------|
| Planning \$ <u>5.00</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>         | School Impact \$ <u>—</u> |

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>75193</u> |
| FILE # <u>NA</u>             |

## 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 2115 Grand Ave

SUBDIVISION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

OWNER Mesa Co School Dist #51

ADDRESS 3115 Grand Ave

TELEPHONE 2452422

APPLICANT John Hammill

ADDRESS 2115 Grand Ave

TELEPHONE 2452422

TAX SCHEDULE NO. 2945-134-00-963

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SQ. FT OF EXISTING BLDG(S) 8700 sq. ft.

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

USE OF ALL EXISTING BLDGS same

DESCRIPTION OF WORK & INTENDED USE: extend maint shops into warehouse area.

✓ 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 C-2

SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL

MAXIMUM HEIGHT Interior

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

PARKING REQUIREMENT: NA

SPECIAL CONDITIONS: No bldg permit until okay w/ Persigo

CENSUS TRACT 7 TRAFFIC ZONE 40 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 John Hammill

Department Approval Kristen K. Anderson

Date 5/15/00

Date 5/15/00

|  |     |             |                          |
|--|-----|-------------|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>✓</u> | W/O No. <u>no charge</u> |
| Utility Accounting <u>Dotter Vanover</u>               |     |             | Date <u>5/15/00</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)

✓  
 OK  
 of  
 copies  
 5/15/00  
 SP  
 5/15/00  
 5/15/00

**From:** Dan Tonello  
**To:** Costello, Senta; Lee, Bob; Prall, Trenton  
**Date:** Monday, May 15, 2000 11:56AM  
**Subject:** School District 51

Based on the information submitted to this office, the Mesa County (School Dist. 51) maintenance shop, located at 2115 Grand Avenue, will not be required to install pretreatment equipment.

If additional information is needed, please contact me at 244-1489

*Handwritten signature: Rhonda Edwards*