

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

BLDG PERMIT NO. <u>73803</u>
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 2897 North Ave  
 SUBDIVISION Grand Junction  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2943-181-00-093  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A  
 SQ. FT OF EXISTING BLDG(S) 1680

OWNER Hilltop Community Resources  
 ADDRESS 1331 Hermosa, G.J.  
 TELEPHONE 970-242-4400

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT Sun King  
 ADDRESS P.O. Box 3299 G.J. 81502  
 TELEPHONE 970-245-9173

USE OF ALL EXISTING BLDGS Job Training Soc Svs  
 DESCRIPTION OF WORK & INTENDED USE: Build  
workstations for job training.  
Interior Remodel AND change in use.

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE C-1  
 SETBACKS: FRONT: \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL  
 MAXIMUM HEIGHT \_\_\_\_\_  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

TB

LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_  
 PARKING REQUIREMENT: \_\_\_\_\_  
 SPECIAL CONDITIONS: Interior Remodel  
only  
 CENSUS TRACT Ce TRAFFIC ZONE 28 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 [Signature]

Date 2-15-00  
 Date 2/15/00

ditional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>T. Bensley</u>	Date <u>2/15/00</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)