

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

LDG PERMIT NO. <u>77787</u>
FILE # <u>MSP-2000-224</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 641 Struthers Ave TAX SCHEDULE NO. 2045-233-00-001
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 275
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 900
OWNER W. Colorado Botanical Society NO. OF DWELLING UNITS: BEFORE ~~1~~ AFTER _____
ADDRESS 641 Struthers CONSTRUCTION _____
TELEPHONE 245-8565 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER _____
APPLICANT Carl Vostatek USE OF ALL EXISTING BLDGS Office/Greenhouse
ADDRESS 3439 Grand Valley Canal Rd DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE 434-5665 Clinton 10 81520
✓ 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 CSR LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
SETBACKS: FRONT: _____ from Property Line (PL) or _____
SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: N/A
MAXIMUM HEIGHT N/A SPECIAL CONDITIONS: _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ 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 Carl Vostatek Date 11/20/00
Department Approval Pat Cole Date 11/20/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>150 chg in</u>
Utility Accounting <u>Pat Cole</u>			Date <u>11/25/00</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)