

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

BLDG PERMIT NO. <u>84895</u>
FILE # <u>SPR-2002-088</u>

PLANNING CLEARANCE

~~(multifamily and non-residential remodels and change of use)~~ SITE PLAN REVIEW
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 790 26 1/2 Road

TAX SCHEDULE NO. 2701-351-60-951

SUBDIVISION Holy Family Subdivision

CURRENT FAIR MARKET VALUE OF STRUCTURE \$ —

FILING _____ BLK _____ LOT 1

ESTIMATED REMODELING COST \$ —

OWNER Holy Family School

NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
CONSTRUCTION

ADDRESS 800 Bookcliff Ave., GJ, CO 81501

USE OF ALL EXISTING BLDGS Church & Maintenance

TELEPHONE 242-6168

DESCRIPTION OF WORK & INTENDED USE: Construct

APPLICANT Holy Family School

3 new buildings for school classrooms,

ADDRESS 800 Bookcliff Ave., GJ, CO 81501

cafeteria, library, maintenance and

TELEPHONE 242-6168

storage

✓ 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 RSF-4

* SPECIAL CONDITIONS: FOUNDATION ONLY

PARKING REQUIREMENT: YES

FOR 10 DAYS (6-15-02)

LANDSCAPING/SCREENING REQUIRED: YES NO

CENSUS TRACT 16 TRAFFIC ZONE 13 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.

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 that 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 3/26/02

Department Approval [Signature]

Date 6-6-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>foundation</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-6-02</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)