

Planning \$ <u>PJ w/ SPR</u>	Drainage \$ <u>0</u>
TCP \$ <u>5,700.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>82994</u>
FILE # <u>ANX-2000-062</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3093 E 1/4 Road
 SUBDIVISION 31 Rd Business Park
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2943-094-77-931
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2880 #
 SQ. FT. OF EXISTING BLDG(S) 2880 #

OWNER Weld County
 ADDRESS PO Box 1948 Greeley 80632
 TELEPHONE 970-353-3800

NO. OF DWELLING UNITS: BEFORE NA AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE NA AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Daycare - Headstart

APPLICANT Memth Sixbey/Memth Construction
 ADDRESS 1420 Motor Street GJ
 TELEPHONE 970-745-8610

DESCRIPTION OF WORK & INTENDED USE:
Construct Commercial Daycare Bldg

✓ 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-1
 SETBACKS: FRONT: 25 from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: Per Plan
 SPECIAL CONDITIONS: PIA & Guarantee required for site improvements not completed prior to C.O.
 CENSUS TRACT 8 TRAFFIC ZONE 53 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 1-23-02
 Date 1/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14521</u>
Utility Accounting	<u>Kate Esbemy</u>		Date <u>1/23/02</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)