

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

BLDG PERMIT NO. <u>86322</u>
FILE # <u>CUP-2001-138</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

1844-1149

ac

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 134 WEST Ave GJ. 91501 TAX SCHEDULE NO. 2945-154-19-945
 SUBDIVISION Lots 52-58 Bowers Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1500 SF
of lots 3 Block 9 of Richard
 FILING D MURRAY SUB SEC 15 T15 R1W BLK BLK LOT LOT SQ. FT. OF EXISTING BLDG(S) 1154 SF

OWNER City of Grand Junction NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 ADDRESS Road Avenue CONSTRUCTION
 TELEPHONE 244 1567 - Public Works Manager NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT John Galloway USE OF ALL EXISTING BLDGS Head Start Day Care
 ADDRESS FANTAS Arch; 115 N. 5th St. GJ. 91511 DESCRIPTION OF WORK & INTENDED USE: New Construction
 TELEPHONE 243 2122 of 1500 SF Head Start day care; demo
 existing Bldg; Associated Site, Utilities +
 ✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. Landscape.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE CSR LANDSCAPING/SCREENING REQUIRED: YES X NO
 SETBACKS: FRONT: 15 from Property Line (PL) or from center of ROW, whichever is greater
 SIDE: 5 from PL REAR: 10 from PL PARKING REQUIREMENT: Per Plan
 MAXIMUM HEIGHT 65' SPECIAL CONDITIONS: All improvements must be completed or guaranteed prior to CO.
 MAXIMUM COVERAGE OF LOT BY STRUCTURES NA CENSUS TRACT 9 TRAFFIC ZONE 100 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] Date 27 June 01
 Department Approval [Signature] Date 9/3/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Attendees / must call if water needs to be shut off & or finalized</u>			Date <u>9-18-02</u>

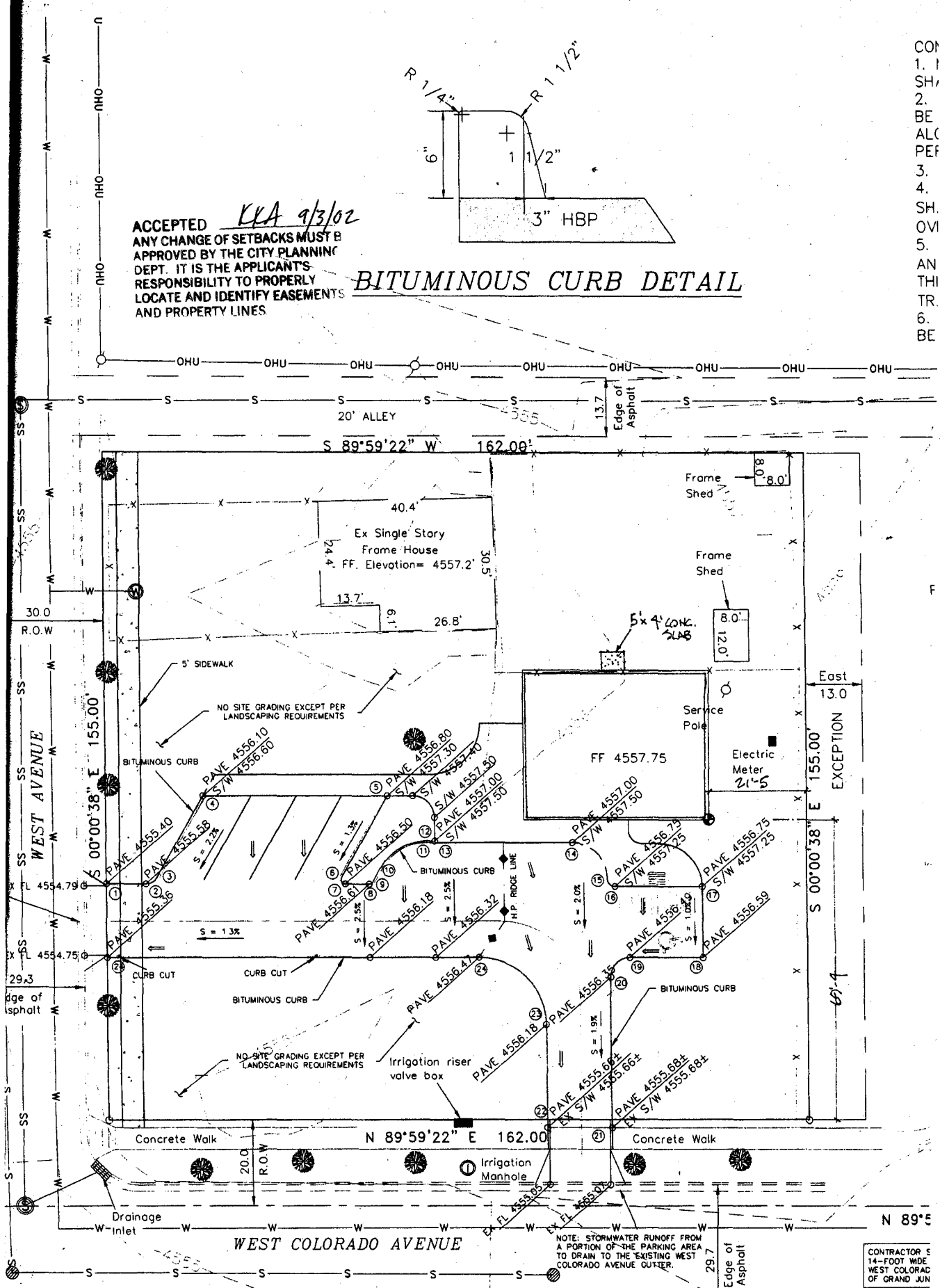
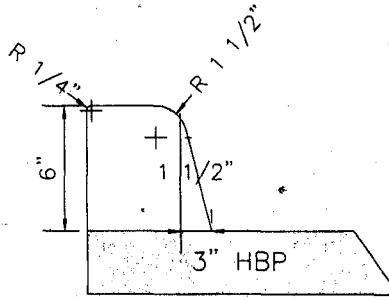
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

AT SITE
FROM
PANEL
THE

ACCEPTED *KCA 9/3/02*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

BITUMINOUS CURB DETAIL



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14-FOOT WIDE
WEST COLORAD
OF GRAND JUN

PLANNING CLEARANCE NOTES - 9/18/02

1. Be sure to touch base with Utility Billing (Grace Hendricks 244-1521) re: water service when you change and/or need to turn off service.
2. Need floodplain elevation certification completed (see attached) by a registered Professional Engineer or Architect. Rick Dorris said the forms should be set and before the foundation is poured, have a surveyor come out to shoot the finished floor elevation and have the City (Rick 256-4034) come out to check.