

Planning \$ <u>5.00</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

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BLDG PERMIT NO. <u>89762</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 245 S. FIRST STREET
 SUBDIVISION RICHARD D. MOBLEY'S FIRST
REPLAT OF PART OF SUBD.
 FILING _____ BLK 1 LOT _____

TAX SCHEDULE NO. 2945-154-30-003
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A
 SQ. FT. OF EXISTING BLDG(S) _____

OWNER GRAND VALLEY CATHOLIC OUTREACH
 ADDRESS 245 SO. FIRST ST. GJ 81501
 TELEPHONE _____

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS _____

APPLICANT SHAW CONSTRUCTION
 ADDRESS 700 HORIZON DR. GJ CO 81506
 TELEPHONE 242-9236 EXT 213

DESCRIPTION OF WORK & INTENDED USE: INTERIOR
DEMO ONLY: NO EXTERIOR WORK. NO
OCCUPANCY CAN BE ESTABLISHED WITHOUT THE
APPROVAL OF A SITE PLAN

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 B-2
 SETBACKS: FRONT: _____ from Property Line (PL) or
N/A _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAXIMUM HEIGHT N/A
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: N/A YES _____ NO _____
 PARKING REQUIREMENT: N/A
 SPECIAL CONDITIONS: INTERIOR DEMOLITION
ONLY. NO EXTERIOR WORK. NO OCCUPANCY
CAN BE ESTABLISHED WITHOUT THE APPROVAL
OF A SITE PLAN.
 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 Thomas L. Lerman
 Department Approval Joost D. Peterson

Date 6-4-03
 Date 6-4-03

Additional water and/or sewer tap fees are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Debi Overholt</u>			Date <u>6/4/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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