

Planning <u>pd</u>	Drainag <u>o</u>
TCP \$ <u>o</u>	School Impact \$ <u>o</u>

G PERMIT NO. <u>None Required</u>
FILE # <u>MSP-2003-056</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 1015 N. 7th

SUBDIVISION City

FILING _____ BLK _____ LOT _____

OWNER Trust of Jean L. Bray - Robert Bray Trustee

ADDRESS 1015 N 7th

TELEPHONE 242-3647

APPLICANT Claudonne + Assoc - Ted

ADDRESS 844 Grand Ave GJ 81501

TELEPHONE 241-0745

TAX SCHEDULE NO. 2945-141-01-002

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

SQ. FT OF EXISTING BLDG(S) N/A

NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A

CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 1

CONSTRUCTION

USE OF ALL EXISTING BLDGS of file

DESCRIPTION OF WORK & INTENDED USE (Demo Clearance attached) This one for surfacing parking lot + landscaping

✓ 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 C1

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater

SIDE: _____ from PL REAR: _____ from PL

MAXIMUM HEIGHT _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____

PARKING REQUIREMENT: New paving

SPECIAL CONDITIONS: per plan

CENSUS TRACT _____ TRAFFIC ZONE N/A 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 Ronnie Edwards

Date 3-25-03

Date 4-24-03


Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>4/24/03</u>

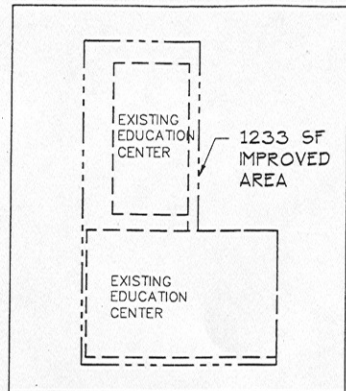
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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

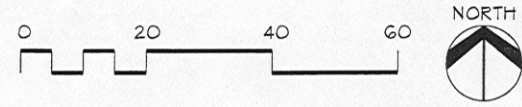
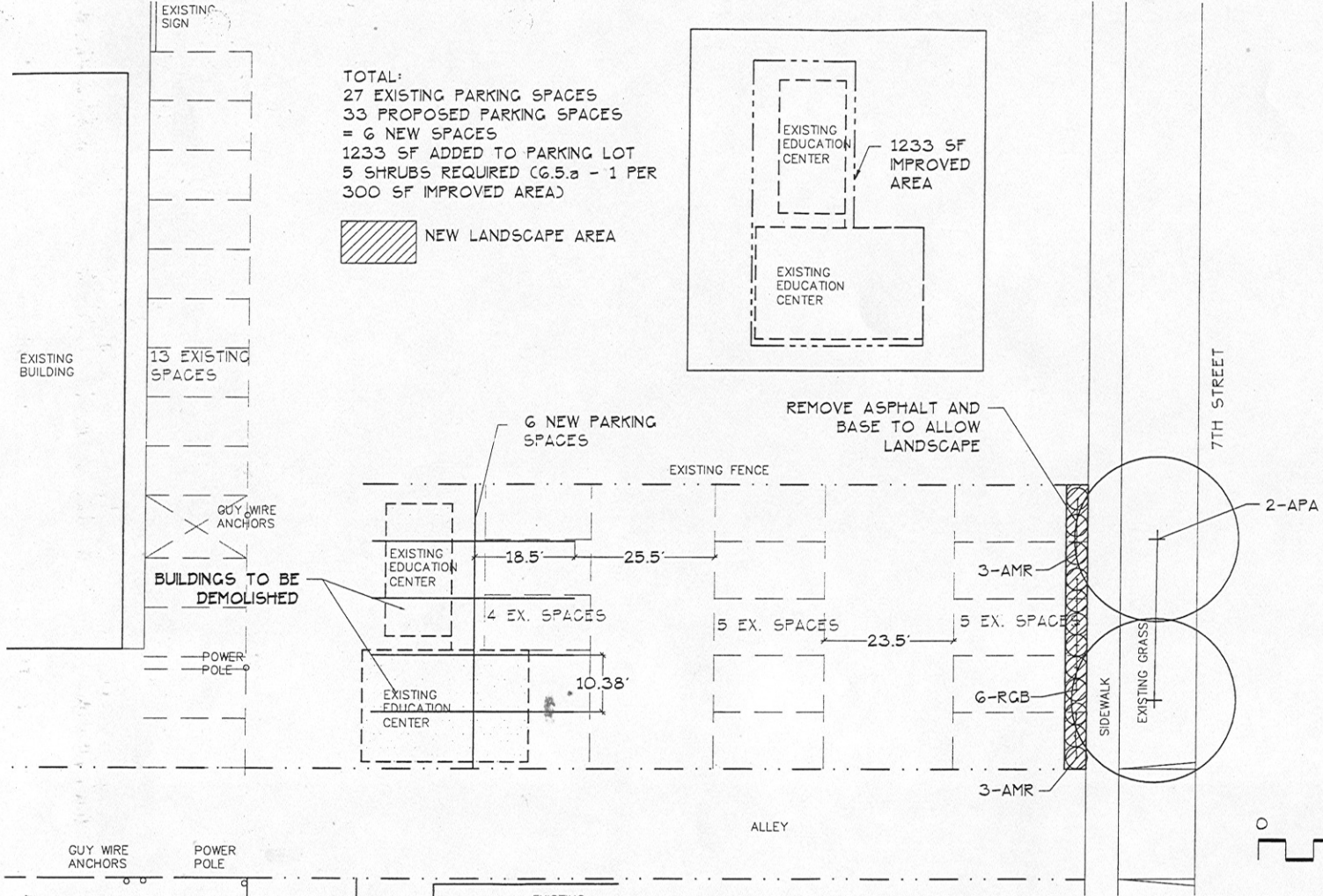
S:\Projects\2000 Job numbers\0046 Bray EdCenter\0046-2-20-03.dwg, 4/24/2003 3:43:08 PM

TOTAL:
 27 EXISTING PARKING SPACES
 33 PROPOSED PARKING SPACES
 = 6 NEW SPACES
 1233 SF ADDED TO PARKING LOT
 5 SHRUBS REQUIRED (6.5' x 1 PER
 300 SF IMPROVED AREA)

 NEW LANDSCAPE AREA



ACCEPTED *Ronnie Edwards* APA
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.
 MSP-2003-056
 4/24/03



PLANT LIST

Qty	Key	Common Name	Scientific Name	Size
Deciduous Trees				
2	APA	Autumn Purple Ash	<i>Fraxinus americana</i> 'Autumn Purple'	1-1/2'
Deciduous Shrubs				
6	AMR	Alba Meidiland Rose	<i>Rosa hybrida</i> 'Alba Meidiland'	5 gal
6	RGB	Rose Glow Barberry	<i>Berberis thunbergii</i> 'Rose Glow'	5 gal

**BRAY EDUCATION CENTER DEMOLITION
 SITE PLAN**

ClAVONNE & ASSOCIATES, INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVENUE
 GRAND JUNCTION, CO 81501

0046-4-24-03-1