

Planning \$ <u>Paid</u>	Drainage \$ <u> </u>
TCP \$ <u>Waived</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2003-216</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 2155 Broadway
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2947-231-17-951
 SQ. FT. OF EXISTING BLDG(S) 1,700 SF
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,800 SF

OWNER City of Grand Junction
 ADDRESS 250 North 5th St
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Mike Curtis for City of G.J.
 ADDRESS 250 North 5th St
 CITY/STATE/ZIP Grand Junction, CO 81501
 TELEPHONE 970-256-4004

USE OF ALL EXISTING BLDG(S) Exercise Room
Fire station meeting Room
 DESCRIPTION OF WORK & INTENDED USE:
Construct New 7,800 SF Fire Station
Redlands Fire Station #5

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 <u>CSR</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL <u>as per approved plan</u> MAX. HEIGHT <u>65'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>12 spaces</u> SPECIAL CONDITIONS: _____ _____ _____
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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 Mike Curtis, Project Engineer Date 10/17/2003
 Department Approval Lou V. Bowen Date 11-21-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14761</u>
Utility Accounting	<u>CM Marshall Cal</u>		Date _____

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)

From: Scott Williams
To: Bob Lee; Faye Gibson; Trenton Prall
Date: 10/24/03 3:39PM
Subject: RE: Sand/Oil Interceptor Requirement - Redlands Fire Station #5

10/24/03

Based on the information submitted to this office, Redlands Fire Station #5, to be located at 2155 Broadway, will be required to install a Sand/Oil Interceptor with at least two compartments and having a minimum capacity of 1200 gallons. Please contact me at #256-4162, should you have questions.