

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

G PERMIT NO.
FILE # <u>COU-2003-221</u>

## PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

74425-2436

BUILDING ADDRESS 1505 Chipeta ave TAX SCHEDULE NO. 2945-132-12-978

SUBDIVISION Slocumb's SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 8 LOT 1/214: All of 5-b SQ. FT. OF EXISTING BLDG(S) —

OWNER Grand Jet Jaycees NO. OF DWELLING UNITS: BEFORE 2 AFTER 2

ADDRESS 1505 Chipeta ave CONSTRUCTION

TELEPHONE — NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3

CONSTRUCTION

APPLICANT Rocky Mtn construction USE OF ALL EXISTING BLDGS Teen center + storage

DESCRIPTION OF WORK & INTENDED USE: Remodel

ADDRESS 963 E Laura ave Fruita, Ca. 81521 old Daycare to be used for teenage

TELEPHONE — Kids

✓ *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 RMF-8 LANDSCAPING/SCREENING REQUIRED: YES — NO X

SETBACKS: FRONT: 20' from Property Line (PL) or — from center of ROW, whichever is greater

PARKING REQUIREMENT: See File

SIDE: 5' from PL REAR: 10' from PL SPECIAL CONDITIONS: —

MAXIMUM HEIGHT 35'

MAXIMUM COVERAGE OF LOT BY STRUCTURES 70% ~~CENSUS TRACT~~ ~~TRAFFIC ZONE~~ ~~ANNX~~

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 10/8/03

Department Approval [Signature] Date 12/19/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Interior</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/19/03</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)