

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

BLDG PERMIT NO. <u>110436</u>
FILE # <u>SPR-2007-119</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 655 Ute Ave
655 S 6th STREET #2

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER City of Grand Junction

ADDRESS 314 S 6th Street

CITY/STATE/ZIP City of GRAND CO 81501

APPLICANT City of GRAND Junction

ADDRESS 250 N 5th Street

CITY/STATE/ZIP GRAND Junction CO 81501

TELEPHONE 970 256-4017

TAX SCHEDULE NO. 2945-143-31-948 ~~2945-144-31-945~~

SQ. FT. OF EXISTING BLDG(S) 13,257

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4320

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: Installation
of 3 modular units to house
Police staff

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>B-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>Table 3.2 note 7. setback reduced to 0.</u> _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0'</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>105</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	_____

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 APR 13 2007

Department Approval [Signature] Date 4/13/07

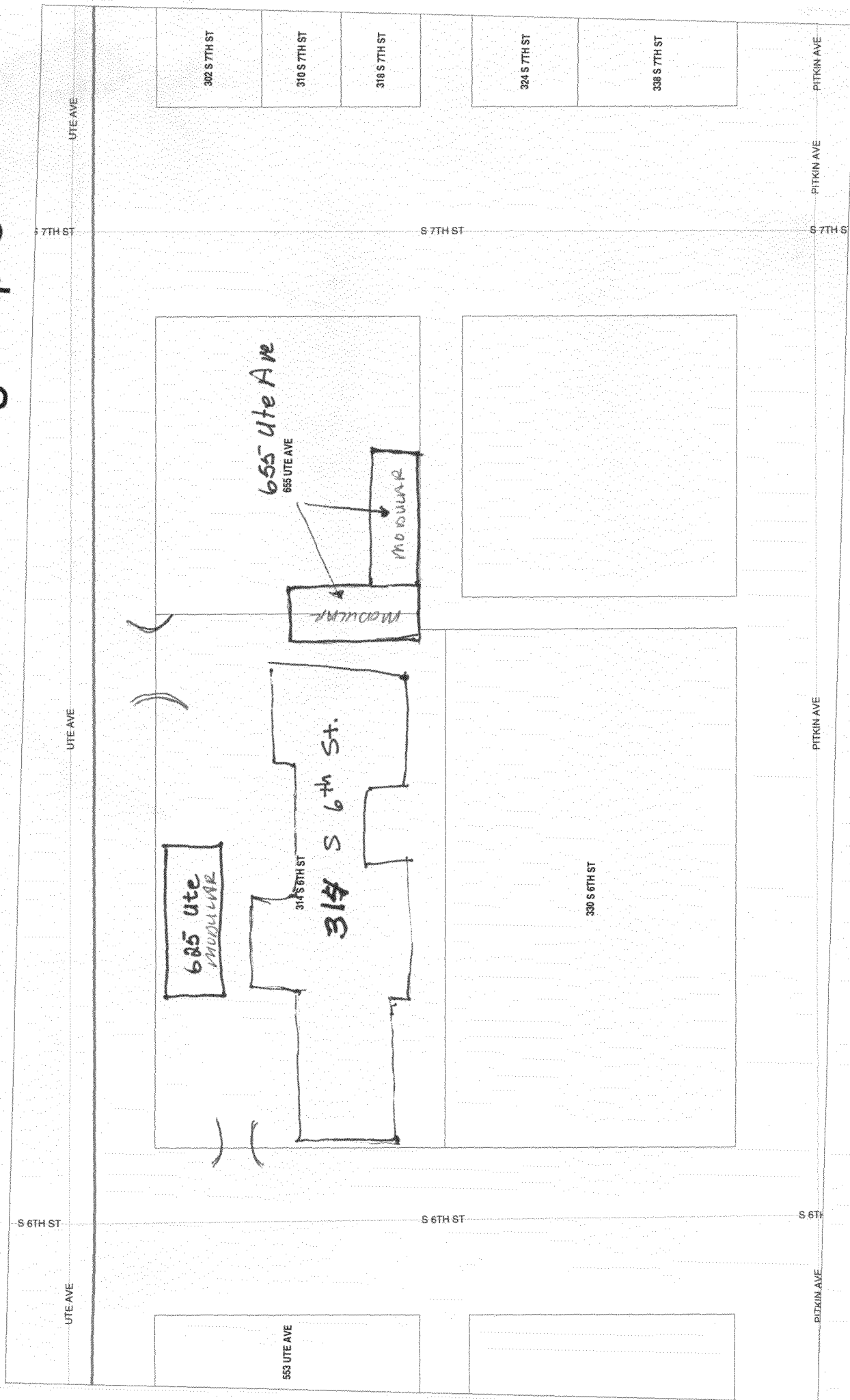
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u>	W/O No. <u> </u>
Utility Accounting <u>Kate G Johnson</u>	Date <u>4/13/07</u>

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)

Justin Vance 256-4017

City of Grand Junction GIS Zoning Map ©



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SCALE 1 : 745

