

Planning \$ <u>NA</u>	Drains \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-068</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 217 WHITE AVE

TAX SCHEDULE NO. 2945-143-11-018

SUBDIVISION CITY OF GJ

SQ. FT. OF EXISTING BLDG(S) 1200 SF (TO BE DEMO)

FILING BLK 98 LOT 5-11

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,600 SF

OWNER GRAND VALLEY CATHOLIC OUTREACH

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 23  
 CONSTRUCTION

ADDRESS 240 WHITE AVE

NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3  
 CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION CO

USE OF ALL EXISTING BLDG(S) VACANT RESIDENTIAL

APPLICANT CHAMBERLIN ARCHITECTS

DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT (3)

ADDRESS 437 MAIN ST

MULTIFAMILY RESIDENTIAL BLDGS

CITY/STATE/ZIP GRAND JUNCTION, CO

FOR DISABLED/HOMELESS CHARITY.

TELEPHONE 970 242-6804

*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	PARKING REQUIREMENT: <u>Per Plan</u>
MAX. HEIGHT <u>40 65</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>NA</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 \_\_\_\_\_

Date 1/24/07

Department Approval \_\_\_\_\_

Date 7/6/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20473</u>
Utility Accounting _____		Date <u>7/23/07</u>

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

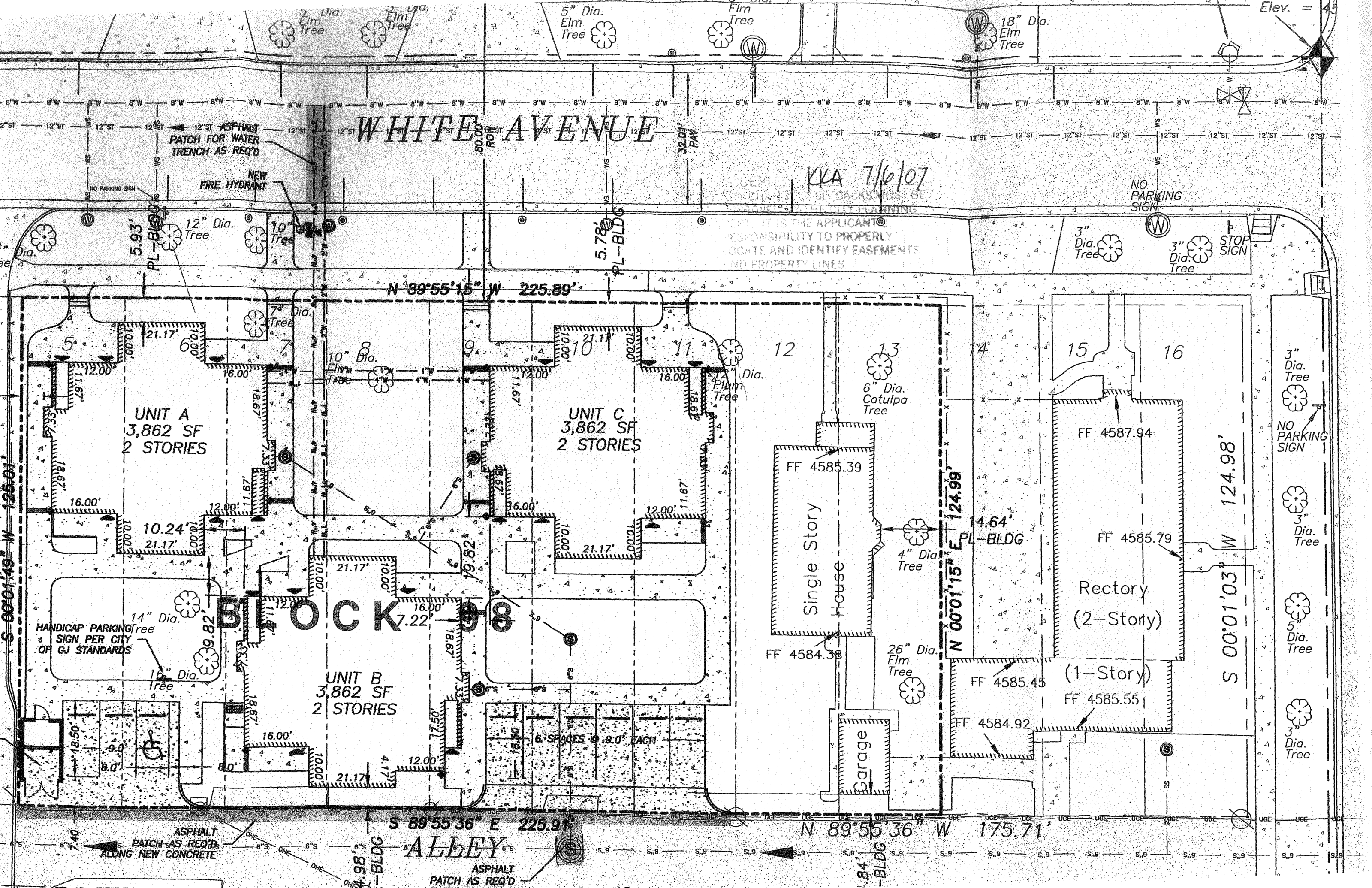
(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

Benchmark Elev. = 43

# WHITE AVENUE

KVA 7/6/07

IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



S 00°01'49" W 125.01'

HANDICAP PARKING SIGN PER CITY OF GJ STANDARDS

UNIT A  
3,862 SF  
2 STORIES

UNIT C  
3,862 SF  
2 STORIES

UNIT B  
3,862 SF  
2 STORIES

Single Story House

Rectory  
(2-Story)

(1-Story)

Garage

# BLOCK 8

S 89°55'36" E 225.91'

# ALLEY

N 89°55'36" W 175.71'

N 00°01'15" E 124.99'

S 00°01'03" W 124.98'