

DATE SUBMITTED: 7/1/93

*File in Mesa Co. Justice Center*

PERMIT NO. \_\_\_\_\_

FEE \$ N/C

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 210 West White Avenue SQ. FT. OF BLDG: north bldg. 15,600  
\*south bldg. 9,940

SUBDIVISION Richard D. Mobley's First Subdivisions SQ. FT. OF LOT: Total 46,948

FILING # \_\_\_\_\_ BLK # 2 LOT # 1 thru 8 NO. OF FAMILY UNITS: NA

TAX SCHEDULE # 2945-154-02-003 NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: one

OWNER Mesa County USE OF EXISTING BUILDINGS:  
Office, warehouse, storage

ADDRESS 750 Main Street

TELEPHONE: Roy "Andy" Anderson 243-6016 DESCRIPTION OF WORK AND INTENDED USE:  
Demolish 5,000sq.ft., Remodel 9,940 sq. ft.

REQUIRED: **Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.**

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### FOR OFFICE USE ONLY

ZONE \_\_\_\_\_ FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: \_\_\_\_\_ TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

\_\_\_\_\_

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Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

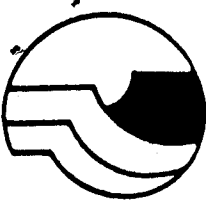
Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

*[Signature]*  
Department Approval  
7/6/93  
Date Approved

*[Signature]*  
Applicant Signature  
7/1/93  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



# Mesa County Justice Center Project

225 North Spruce Street • P.O. Box 20000 • Grand Junction, Colorado 81502-5051

Ph. (303) 243-6016

FAX (303) 243-6346

July 1, 1993

Mr. Karl Metzner  
Community Development Department  
250 North Fifth Street  
Grand Junction, Colorado

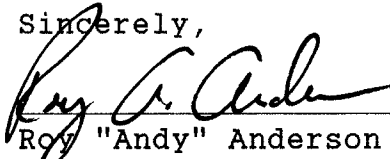
Dear Karl:

I have just turned in a Planning Clearance application for 210 West White Avenue. This application is for the south end of the Old Pepsi Bottling Co. building located at 315 Spruce Street. We have entered into a contract with Delbert McClure Construction Company to demolish the center section (constructed 1946 & approximately 5000 sq. ft.) and to remodel the south building (constructed 1967 & approximately 10,000 sq. ft.). All of the remodel is interior and will create secure and dry storage for the Sheriff's Department.

The next phase of construction is currently being designed by Dillon/Hunt Architects and involves the remodel of the north portion of the structure into office space for the Facilities Management Division of Mesa County and for secure storage. It will include approximately 15,500 sq. ft. of existing structure (constructed in 1972). During this phase is when a plot plan will be developed by Dillon/Hunt that will include a proposed fenced impound area for the Sheriff adjacent to and on the west side of the south building, landscaping and parking areas for the entire parcel, both north and south and "sprucing up" the exterior of both buildings. These plans will be submitted to you for review and comment during the design stage and before the next planning clearance is requested.

Thank you for your help. Please call if you have questions or comments.

Sincerely,

  
\_\_\_\_\_  
Roy "Andy" Anderson  
Project Manager

pc Mike Serra III, Facilities Manager  
Mike Kelly, Project Management  
Jim Raff, Facilities Management