

FEE \$ 5.00

BLDG PERMIT NO. 51033

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 636 South AVE TAX SCHEDULE NO. 2945-143-41-931

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING _____ BLK 49 LOT 21-part 27 SQ. FT. OF EXISTING BLDG(S) 5280 ft²

(1) OWNER MESA County NO. OF DWELLING UNITS BEFORE: N/A AFTER: N/A CONSTRUCTION

(1) ADDRESS P.O. Box 20,000-524 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT MESA County USE OF ALL EXISTING BLDGS Office

(2) ADDRESS P.O. Box 20,000-524 DESCRIPTION OF WORK & INTENDED USE: Interior Remodel

(2) TELEPHONE 244-3233

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 PZ Landscaping / Screening Required: YES _____ NO

SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt 1 space / 200ft²
65 min from center of ROW, whichever is greater
 Side 0 from PL Rear 0 from PL
 Special Conditions: _____

Maximum Height 65
 Maximum coverage of lot by structures N/A CENSUS TRACT 2 TRAFFIC ZONE 44

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 G.J. 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 John J Stratton Date 1-23-95

Department Approval [Signature] Date 1-23-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO WIO No/ 102-0320-07-2

Utility Accounting Richardson Date 1-23-95

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

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