

FEE \$ Paid w/application

BLDG PERMIT NO. NA

PLANNING CLEARANCE

2m2-1000-02-9 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

536

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS ~~540~~ White Ave

TAX SCHEDULE NO. 2945-143-05-931

SUBDIVISION _____

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

FILING _____ BLK 82 LOT 22&23

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER County of Mesa

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS P.O. Box 20,000-5024 Grand Junction CO 81502

NO. OF BLDGS. ON PARCEL BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) TELEPHONE 245-7910

USE OF ALL EXISTING BLDGS no bldg on site

(2) APPLICANT Mike Serra Mesa Co. Prop. Management Dept.

DESCRIPTION OF WORK & INTENDED USE: Parking Lot

(2) ADDRESS PO Box 20,000-5024 GJ CO 81502

(2) TELEPHONE 245-7910

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 40 from Property Line (PL) or 40 from center of ROW, whichever is greater

Parking Req'mt N/A

Side 0 from PL Rear 0 from PL

Special Conditions: as per approved site & landscape plan FILE # 195-94

Maximum Height 65 ft.

CENSUS TRACT 1 TRAFFIC ZONE 42

Maximum coverage of lot by structures _____

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 *[Signature]*

Date 2-10-95

Department Approval *[Signature]*

Date 2-10-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - Parking Lot

Utility Accounting Miller-Joules

Date 2-10-95

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)