

Planning \$ <del>1000</del> 500	Drainage \$ —
TCP \$ —	School Impact \$ —

BLDG PERMIT NO. 58656
FILE #

### 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 1000 59th GJCO. TAX SCHEDULE NO. 2945-231-13-932  
 SUBDIVISION Benton Canon's 1<sup>ST</sup> SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING 2945 BLK 231 LOT 13-932 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Mesa County NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (1) ADDRESS P.O. Box 20000  
 (1) TELEPHONE 244-3233 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION  
 (2) APPLICANT Mesa County USE OF ALL EXISTING BLDGS ROAD BRIDGE SHOP  
 (2) ADDRESS 315 Spruce Street DESCRIPTION OF WORK & INTENDED USE:  
 (2) TELEPHONE 244-3233 Int. Remodel - NO PLUMBING. CURRENTLY AT 1.23  
EDW

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 I-2 Landscaping / Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Maximum coverage of lot by structures \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions: Interior Remodel - No Change in Use  
 Census Tract 8 Traffic Zone 44 Annx # \_\_\_\_\_

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 1/3/97  
 Department Approval Debra Castella Date 1/3/97  
 Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 1/3/97

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

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