

Planning \$ <u>10<sup>00</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>107794</u>
FILE # <u>—</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

**Grand Junction Community Development Department**

37348-3088

010

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2404 TELLER AVE TAX SCHEDULE NO. 2945-131-02-00

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 3920

(1) OWNER MESA DEVELOPMENTAL SERVICE NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 950 GRAND AVE G.F.

(1) TELEPHONE 970-243-3702 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT MESA DEVELOPMENTAL SERVICE USE OF ALL EXISTING BLDGS DOORS OFFICES

(2) ADDRESS SAME (1) DESCRIPTION OF WORK & INTENDED USE: INTERNAL

(2) TELEPHONE SAME (1) REMODEL TO BECOME ANNEX FOR MDS BUILDING AT 950 GRAND AVE.

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 \_\_\_\_\_ Landscaping / Screening Required: YES \_\_\_\_\_ NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't \_\_\_\_\_

Side NO CHANGE from PL Rear \_\_\_\_\_ from PL Special Conditions: CHANGE OF USE TO USE WITH LESS PARKING REQUIREMENT. INT. REMODEL ONLY

Maximum Height \_\_\_\_\_ Census Tract 7 Traffic Zone 38 Annx # \_\_\_\_\_

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 11/10/98

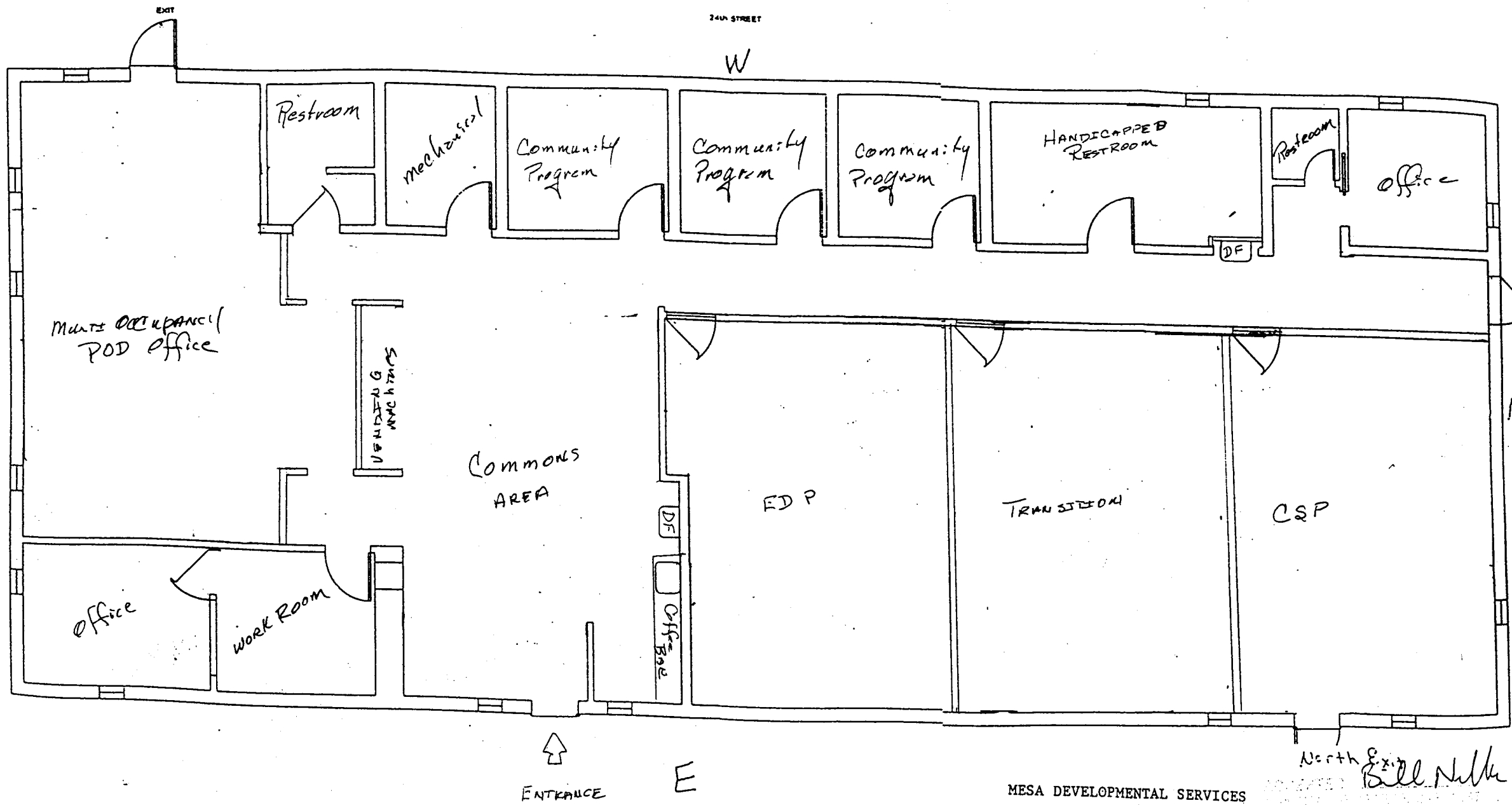
Department Approval Bill Nutter 11/12/98 Date 11-12-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 11-12-98

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

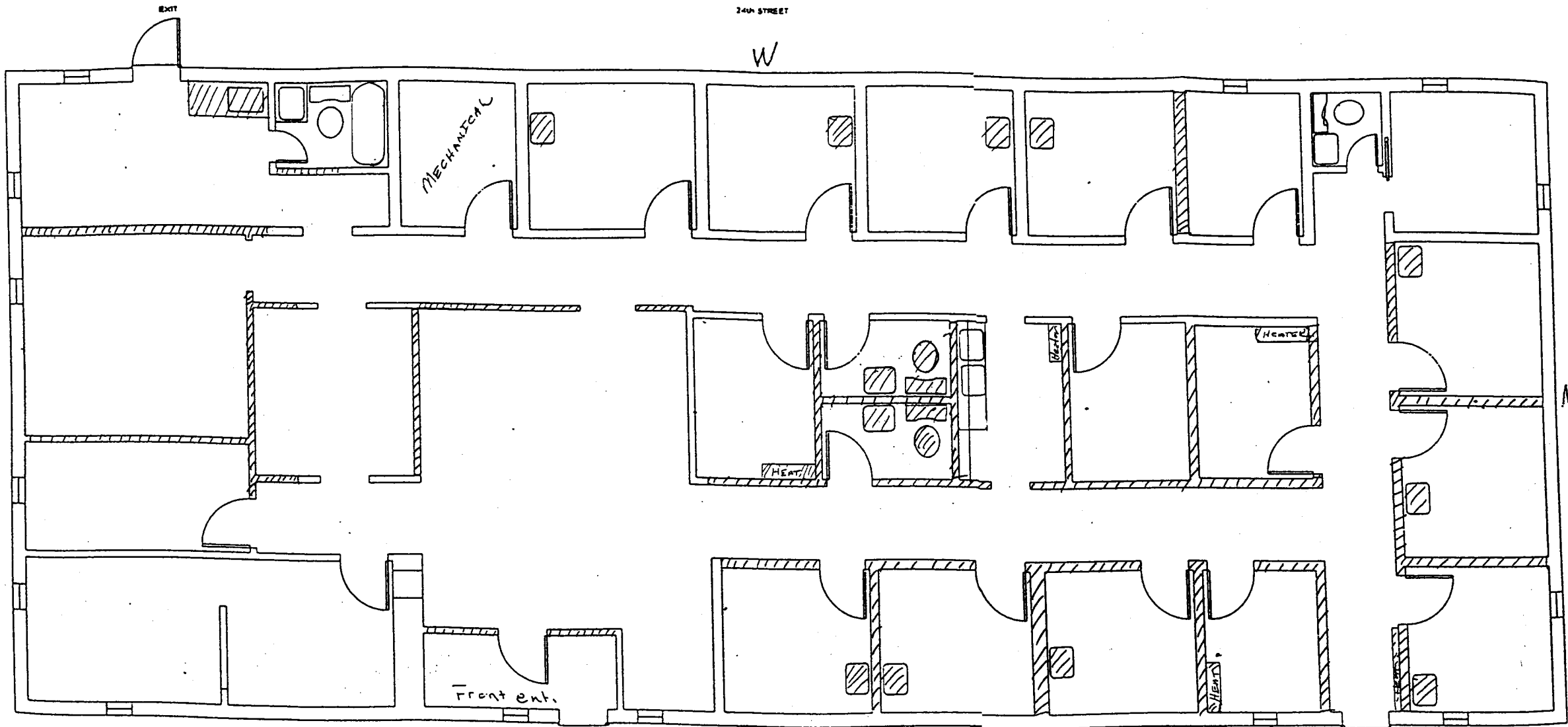
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



MESA DEVELOPMENTAL SERVICES  
 2404 Teller Ave. Remodel  
 11/9/98

**REMODELER PLAN** 11-12-98

North Exit  
*Bill Nulke*  
 MESA DEVELOPMENTAL SERVICES  
 2404 TELLER AVENUE  
 TELLER, ARIZONA 85701  
 TEL: 480-835-1111  
 FAX: 480-835-1112  
 WWW.MESADEVSERVICES.COM



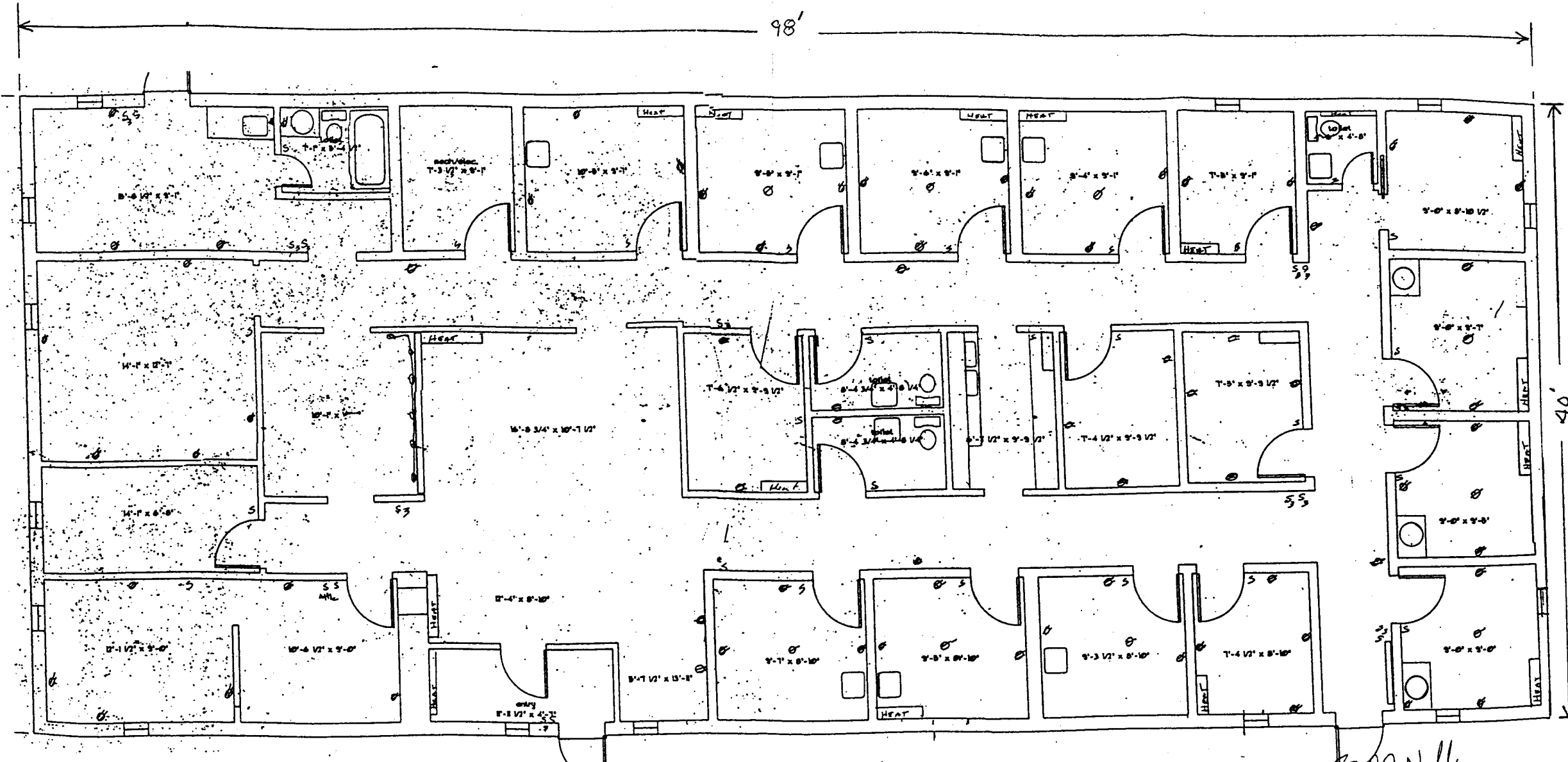
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MESA DEVELOPMENTAL SERVICES  
 2404 Teller Ave. Remodel  
 11/9/98

North Exit  
*Bill Miller*

**DEMO**

11-12-98



MESA DEVELOPMENTAL SERVICES

2404 Teller Ave. Remodel

11/9/98

**EXISTING**

*Bill Nille*

DATE  
DRAWING  
REVISIONS  
ELEMENTS

11-12-98