

Planning \$ PD W/ SUP/SPR	Drainage \$ 4,379.00 PD
TCP \$ 25,066.67 PD	School Impact \$ NA

BLDG PERMIT NO. ? 67482
FILE # SUP-1999-042

PLANNING CLEARANCE

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

Grand Junction Community Development Department

125 N Spruce 25-KUMAKA

THIS SECTION TO BE COMPLETED BY APPLICANT

? 219 loc 8

BUILDING ADDRESS 125 N Spruce
 SUBDIVISION Mohley's First
 FILING _____ BLK N/A LOT 2

TAX SCHEDULE NO. 2945-154-32939
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 119,600
 SQ. FT. OF EXISTING BLDG(S) 0

OWNER Mesa County
 ADDRESS 315 N. Spruce, Grand Junction, Co.
 TELEPHONE 970-244-3229

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS N/A

APPLICANT Sue Hamley
 ADDRESS 315 N Spruce, Grand Junction, Co.
 TELEPHONE 970-244-3229

DESCRIPTION OF WORK & INTENDED USE: Mesa County Justice Center

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PZ
 SETBACKS: FRONT: _____ from Property Line (PL) or 40 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 PARKING REQUIREMENT: 1/300 GSF
 SPECIAL CONDITIONS: See SUP-1999-042 Letter of Approval
 CENSUS TRACT 9 TRAFFIC ZONE 100 ANNEX _____

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 Grand Junction 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).

X Applicant's Signature Sue A. Hamley Date 1-29-99
 Department Approval Kristen L. Caldwell Date 5/12/99

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	#12141 w + PIF
Utility Accounting <u>[Signature]</u>			Date <u>5/12/99</u>

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

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