Planning \$ 5.00	Drainage \$	BLDG PERMIT
TCP\$	School Impact \$	FILE#

BLDG PERMIT NO. 9480

PLANNING CLEARANCE

(multifamily and non-residential remodels and change of use)

Grand Junction Community Development Department



BUILDING ADDRESS 602 OUR ALK TAX SCHEDULE IN 97 CHAPT 27: 00 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1 2 0 0 1 1	5-25/527 Chipeta, 577 Chipeta	COMPLETED BY APPLICANT 1945-142-32-017 502 OUNAY = 1945-142-32-991	
CURRENT FAIR MARKET VALUE OF STRUCTURES ESTIMATED REMODELING COST \$ STRUCTURE STRUCTURES ESTIMATED REMODELING COST \$ NO. OF DWELLING UNITS: BEFORE	BUILDING ADDRESS 502 OURAY	TAX SCHEDULE NO 17 ChiPSTM -2945- 1+2-32-003/ 999	
OWNER MESA COUNTY LIBRARY ADDRESS \$30 GRAWAIL & 9 Co 8/502-50/7 TELEPHONE \$243-47/83 APPLICANT MAA. CONCRETE CONST. The SECONDO. ADDRESS \$233 Ziver Road & J. Co 8/505 TELEPHONE \$243-322/ 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 \$B-1\$ SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT \$2 TRAFFIC ZONE \$35 ANNX Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized 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 propleted or guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be propleted or guaranteed prior to issuance of a Planning clearance. All other required site improvements must be propleted or guaranteed prior to issuance of a Planning clearance. All other required site improvements must be opposed 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. Thereby 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 that 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 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.			
OWNER MESA COUNTY LIBRARY ADDRESS \$30 GRAWAIL & 9 Co 8/502-50/7 TELEPHONE \$243-47/83 APPLICANT MAA. CONCRETE CONST. The SECONDO. ADDRESS \$233 Ziver Road & J. Co 8/505 TELEPHONE \$243-322/ 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 \$B-1\$ SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT \$2 TRAFFIC ZONE \$35 ANNX Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized 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 propleted or guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be propleted or guaranteed prior to issuance of a Planning clearance. All other required site improvements must be propleted or guaranteed prior to issuance of a Planning clearance. All other required site improvements must be opposed 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. Thereby 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 that 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 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	FILING BLK 60 5120#ky-3182	ESTIMATED REMODELING COST \$	
ADDRESS \$\frac{3} \ CRMMARY \ C \ \frac{4} \ Co \ 8/502-507\ \ \end{align*} TELEPHONE \$\frac{243}{243} - 4783\ \text{DESCRIPTION OF WORK & INTENDED USE: \$\frac{1}{2} \text{DEMONST. TUC} \ \text{JEMONAL, Back!-II, GRADE, SEEDING.} APPLICANT \$\frac{MAR. (ONCRETE CONST. TUC} \ ADDRESS \$\frac{23.33}{213} \text{Zivir Road} \ C-\frac{1}{2} \cdot Co \ 8/\text{DS}^5\ \text{TELEPHONE \$\frac{243}{2} - 3221} \end{align*} TELEPHONE \$\frac{243}{2} - 3221 \end{align*} Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document. THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF \$\frac{1}{2}\$ ZONE \$\frac{1}{8} - \frac{1}{2}\$ SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT \$\frac{3}{2}\$ TRAFFIC ZONE \$\frac{35}{2}\$ 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 aceptable and healthy control of the submitted of the completed of guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be aceptable and healthy control of the submitted of the completed of guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be capitable and healthy control of the properties of the submitted of the completed of guaranteed prior to issuance of a Planning Clearance. All other required by the period underton 20nning and Development Code. Thereby 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 r			
APPLICANT MA. CONCRETE COWST. TWO ADDRESS 2333 RIVER ROAD G. J. Co 8/35 TELEPHONE 243-322/ 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 B-I SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 3 TRAFFIC ZONE 35 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 landscapping 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. I hereby acknowledge that I have read this application and the information is correct; lagree to comply with any and all codes, ordinances, laws, regulations, or restrictions that 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 Advanced to the building(s). Additional water and/or sewer tap fee(s) are required: YES NOWNO. WO NO.	, .	USE OF ALL EXISTING BLDGS	
APPLICANT MA. CONCRETE COWST. TWO ADDRESS 2333 RIVER ROAD G. J. Co 8/35 TELEPHONE 243-322/ 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 B-I SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 3 TRAFFIC ZONE 35 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 landscapping 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. I hereby acknowledge that I have read this application and the information is correct; lagree to comply with any and all codes, ordinances, laws, regulations, or restrictions that 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 Advanced to the building(s). Additional water and/or sewer tap fee(s) are required: YES NOWNO. WO NO.	TELEPHONE <u>243-4783</u>	DESCRIPTION OF WORK & INTENDED USE: DEMO Lition	
ADDRESS 2333 Ziver Road G-J. Co 8/25* TELEPHONE 243~322/ 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 B-I SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 3 TRAFFIC ZONE 35 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 six improvements must be completed or guaranteed prior to issuance of a Planning Clearance. All other 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 Zonning and Development Code. 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 that 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 August Augu	APPLICANT MA. CONCRETE CONST. INC		
ZONE B-1 SPECIAL CONDITIONS: PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT 3 TRAFFIC ZONE \$\frac{35}{2}\$ 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 authorized by this application cannot be occupied until a final inspection. Required improvements in the public right of the saurance 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. 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 that 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 August Aug			
ZONE	TELEPHONE 243~322/		
PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT _3 TRAFFIC ZONE _35 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 Grand Junction Zoning and Development Code. 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 that 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	✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.		
PARKING REQUIREMENT: LANDSCAPING/SCREENING REQUIRED: YES NO CENSUS TRACT _3 TRAFFIC ZONE _35 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 Grand Junction Zoning and Development Code. 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 that 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	· · · · · · · · · · · · · · · · · · ·		
Additional water and/or sewer tap fee(s) are required: VES NO CENSUS TRACT 3 TRAFFIC ZONE 35 ANNX Department 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 in the public right-of-way must be completed or 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. 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 that 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 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	** THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF **	
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. 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 that 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 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	ZONE B-I	SPECIAL CONDITIONS:	
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. 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 that 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 Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	PARKING REQUIREMENT:		
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 that 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 Date 9-10-0/ Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	LANDSCAPING/SCREENING REQUIRED: YESNO	CENSUS TRACT 3 TRAFFIC ZONE 35 ANNX	
laws, regulations, or restrictions that 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 Date 9/10/200/ Date 9-10-0/ Additional water and/or sewer tap fee(s) are required: YES NOL W/O No.	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.		
Department Approval Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include		
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.	Applicant's Signature Jay Long Chart (1456) Date 9/10/2001		
12. 42 12.45	Department Approval C. Tayl Wash	Date 9-10-01	
Utility Accounting Rate + Out Date 9/10/91	Additional water and/or sewer tap fee(s) are required: YES	NO W/O No.	
	Utility Accounting Late Lot	Date 9/10/91	