

Planning \$ <u>5.00</u>	Drainage \$ <u>NA</u>
TCP \$ <u>NA</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>82171</u>
FILE # <u>NA</u>

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>544 Poood Ave</u>	TAX SCHEDULE NO. <u>2945-143-08-931</u>
SUBDIVISION <u>City</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>703 SF</u>
FILING _____ BLK _____ LOT _____	SQ. FT OF EXISTING BLDG(S) <u>51,866</u>
OWNER <u>Mesa County</u>	NO. OF DWELLING UNITS: BEFORE <u>NA</u> AFTER _____
ADDRESS <u>PO Box 20000 GJ 81502</u>	CONSTRUCTION
TELEPHONE _____	NO. OF BLDGS ON PARCEL: BEFORE <u>1</u> AFTER <u>1</u>
APPLICANT <u>FRANKLIN ARCHITECTS</u>	CONSTRUCTION
ADDRESS <u>115 N. 5th St. CO 81400</u>	USE OF ALL EXISTING BLDGS <u>County Courthouse</u>
TELEPHONE <u>(970) 243-2122</u>	DESCRIPTION OF WORK & INTENDED USE: _____
	<u>Remodel East Entry</u>

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 <u>B-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>NA</u>
SIDE: <u>0</u> from PL REAR: <u>0</u> from PL	SPECIAL CONDITIONS: <u>DATA</u>
MAXIMUM HEIGHT <u>65'</u>	CENSUS TRACT <u>1</u> TRAFFIC ZONE <u>2004Z</u> ANNEX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES <u>NA</u>	

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.

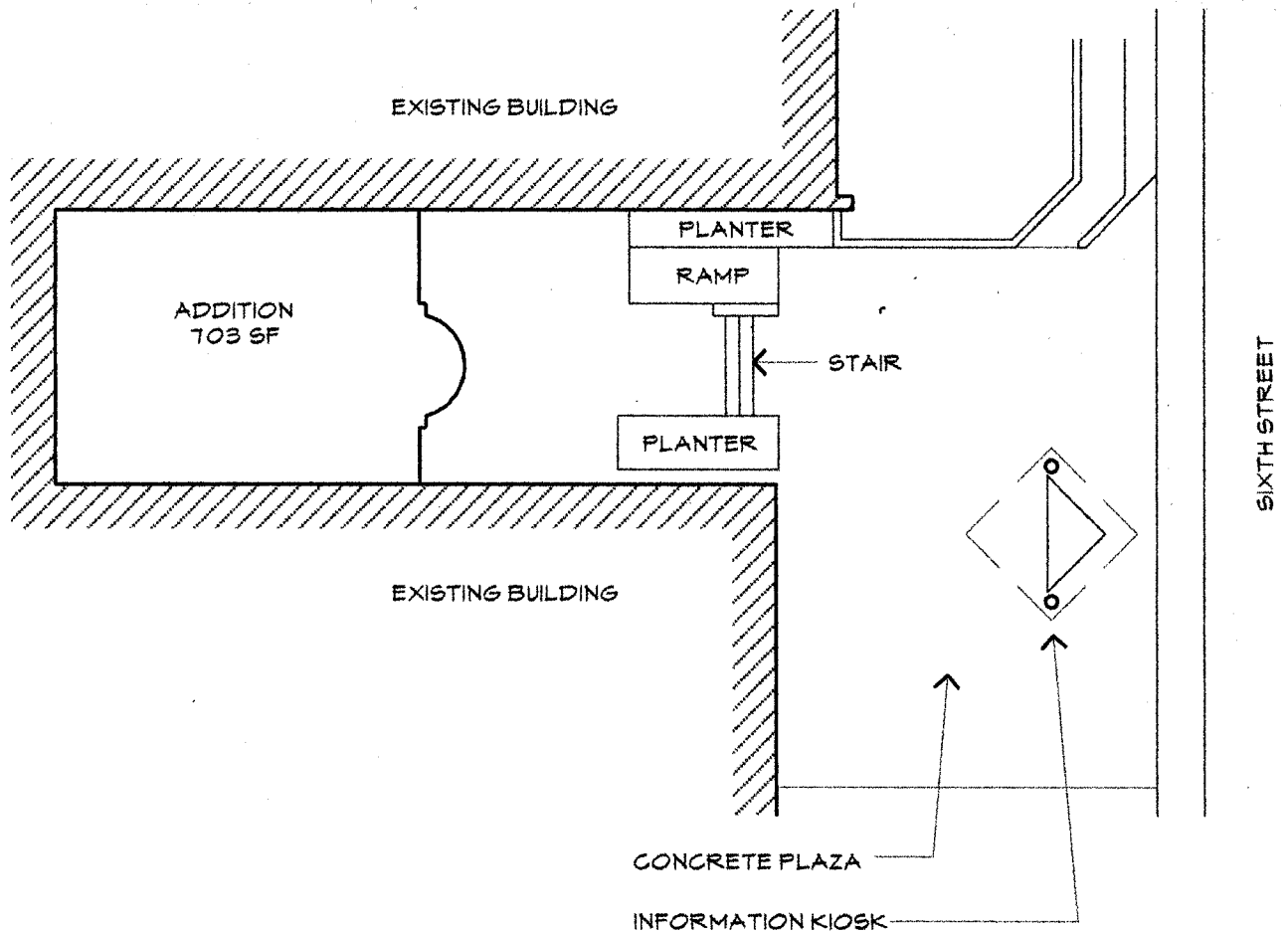
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Michael E. Gray</u>	Date <u>11/2/01</u>
Department Approval <u>Kristen Z. Anderson</u>	Date <u>10/30/01</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>P. Benseley</u>	Date <u>11/2/01</u>		

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

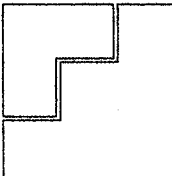
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



## PARTIAL SITE PLAN

1/16" = 1'-0"

ACCEPTED *Pae Bushman*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DEPT. 11-02-01  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

PROJECT: <b>Mesa County Courthouse Remodel</b>		
 <b>Fawhaus Architects, Inc.</b> 115 N. 5th Street, Suite 440 Grand Junction, CO 81501 (970) 243-2122 Fax (970) 243-1157	TITLE: East Entrance - Partial Site Plan	
	DATE: 10/30/01	SCALE: 1/16" = 1'-0"