

Planning \$ Pd	Drainage \$ Pd
TCP \$ Pd	School Impact \$ N/A

BLDG PERMIT NO.
FILE # ANX-2002-100

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 2952 North Ave
 SUBDIVISION HHS Subdivision
 FILING — BLK — LOT 1
 OWNER Mesa County
 ADDRESS 750 Main Street
 TELEPHONE —
 APPLICANT Mesa County Facilities
 ADDRESS 315 N. Spruce St
 TELEPHONE 244-3229 cell 986-0135

TAX SCHEDULE NO. 2943-084-19-938
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 81,000^{sq}
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDGS government offices
 DESCRIPTION OF WORK & INTENDED USE: Same - Bldg Only -

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

-waiting on off-site ROW improvement dwgs. - Eric

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2
 SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 10' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES FAR 2.0

LANDSCAPING/SCREENING REQUIRED: YES X NO —
 PARKING REQUIREMENT: 270 spaces
 SPECIAL CONDITIONS: \$81,595.50 DIA check
required (intent letter)
 CENSUS TRACT 11 TRAFFIC ZONE 52 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).

Applicant's Signature [Signature] Date 8-27-02
 Department Approval [Signature] Date 8/27/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>SEE NOTE</u>
Utility Accounting <u>[Signature]</u>			Date <u>8/27/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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