

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

2

BLDG PERMIT NO. <u>90538</u>
FILE # _____

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 510 29 1/2 Road (annex bldg) TAX SCHEDULE NO. 2943-084-21-931

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 17,400

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

OWNER Mesa County Co. NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

ADDRESS 315 No. Spruce St. NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION

TELEPHONE 970-244-3229 USE OF ALL EXISTING BLDGS Human Services

APPLICANT Mesa County DESCRIPTION OF WORK & INTENDED USE: _____
Demolition of
510 29 1/2 Rd. Bld.

ADDRESS 315 No. Spruce St.

TELEPHONE 970-244-3229

✓ 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 C-2 LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL

PARKING REQUIREMENT: _____

MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: Demo Only
on North Bldg.

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ 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 C. Rose Date 7-22-03

Department Approval C. Faye D. Brian Date 7/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Pat Deane</u>
Utility Accounting <u>Pat Deane</u>			Date <u>7-23-03</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)