

Planning \$	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>90656</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 2952 North Ave.

TAX SCHEDULE NO. 2943-084-21-931

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7200

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 3 AFTER 1
CONSTRUCTION

TELEPHONE 970-244-3229

USE OF ALL EXISTING BLDGS Human Services

APPLICANT Mesa County

DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS 315 No. Spruce St.

Demolition of 2952

TELEPHONE 970-244-3229

North Ave. Blk.

✓ 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

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 [Signature]

Date 7-29-03

Department Approval [Signature]

Date 7/29/03

Additional water and/or sewer tap fee(s) are required: YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demolition</u>
Utility Accounting <u>[Signature]</u>		Date <u>7/29/03</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)