

Planning \$ 100	Drainag. <u>A</u>
TCP \$ <u>A</u>	School Impact \$ <u>A</u>

E 3 PERMIT NO. <u>118</u>
FILE # <u>MSP-2003-236</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 636 South Avenue, Grand Jct TAX SCHEDULE NO. ~~98-04244~~ 2945-144-41-931

SUBDIVISION City of Grand Jct. Parcel No. ~~2945-144-41-931~~ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 80

FILING BLK 149 LOT 11-26 SQ. FT OF EXISTING BLDG(S) n/a

OWNER Mesa County Parks and Facilities
Mesa County Health Department NO. OF DWELLING UNITS: BEFORE AFTER
 CONSTRUCTION

ADDRESS 510 29 1/2 Road/GJT/81504 NO. OF BLDGS ON PARCEL: BEFORE AFTER
 CONSTRUCTION

TELEPHONE 248-6966 USE OF ALL EXISTING BLDGS Mesa County Criminal Justice Work Release Center

APPLICANT Perry Buda - Air Quality DESCRIPTION OF WORK & INTENDED USE: Relocation
of Air Quality Monitoring Station/concrete
pad; fencing; electric & phone utility

ADDRESS same TELEPHONE same

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-1 LANDSCAPING/SCREENING REQUIRED: YES NO *Per Plan*

SETBACKS: FRONT: from Property Line (PL) or from center of ROW whichever is greater
 SIDE: from PL REAR: from PL PARKING REQUIREMENT: *0 DATA*

MAXIMUM HEIGHT Per Plan SPECIAL CONDITIONS: *USE 2003*

MAXIMUM COVERAGE OF LOT BY STRUCTURES GENSUS TRACT TRAFFIC ZONE ANNEX *TB*

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 *Perry Buda* Date 10-28-03

Department Approval *[Signature]* Date 10-31-03 12/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>T. Bensley</u>	Date <u>12/05/03</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)