Planning \$	Sec	Drainage \$
TCP\$	/	School Impact \$
Inspection \$		

Bldg Permit No.	The same
File#	

## **PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 530 GRAND AVE	TAX SCHEDULE NO. 2945-142-41-991			
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S) 25,700			
FILING BLK LOT	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS			
OWNER MESA COUNTY PUBLIC LIBRARY DISTRICT  ADDRESS 530 GRAND AVE  CITY/STATE/ZIP GRAND JUNCTION, CO 81501  APPLICANT CHAMBERLIN ARCHITECTS (Eric Mendel)	MULTI-FAMILY:  NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION  NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION  USE OF ALL EXISTING BLDG(S)			
ADDRESS 437 MAN ST.	DESCRIPTION OF WORK & INTENDED USE: Asphalt			
CITY/STATE/ZIP GRAND JUNCO 81501	overlay for packing lot, new light poles,			
TELEPHONE 242-6804 Submittal requirements are outlined in the SSID (Submittal	Standards for Improvements and Development) document.			
THIS SECTION TO BE COMPLETED BY PLANNING STAFF				
zone $\beta$ -1	LANDSCAPING/SCREENING REQUIRED: YES X NO			
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL  MAX. HEIGHT MAX. COVERAGE OF LOT BY STRUCTURES	PARKING REQUIREMENT:			
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.				
	ation is correct; I agree to comply with any and all codes, ordinances, and that failure to comply shall result in legal action, which may include			
Applicant's Signature Gir Mellu CHAUBER	LIN ARCHITECTS Date 9/11/08			
Planning Approval Hat Oemas	Date <u>1/15/08</u>			
Additional water and/or sewer tap fee(s) are required: YES	NØ W/O No.			
Utility Accounting (Busley)	Date 9/15708			
VALID FOR SIV MONTHS EROM DATE OF ISSUANCE (See	ion 2.2.C.4.Crond Junction Zoning and Developerant Code			

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)

