

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

Bldg Permit No.
File # <u>SPR-2008-086</u>

### PLANNING CLEARANCE

1000094-0 (site plan review, multi-family development, non-residential development)  
**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 525 SOUTH 67TH  
 SUBDIVISION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

TAX SCHEDULE NO. 2145-143-43-941  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS \_\_\_\_\_

OWNER MESA COUNTY  
 ADDRESS 315 N. SPRUCE ST GRAND JUNCTION  
 CITY/STATE/ZIP GRAND JUNCTION CO 81501

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

APPLICANT MESA COUNTY FACILITIES  
 ADDRESS 315 N. SPRUCE ST  
 CITY/STATE/ZIP GRAND JUNCTION CO 81501  
 TELEPHONE 970-261-6360

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE:  
FOUNDATION FOR ART/SCULPTURE

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u>
SETBACKS: FRONT: <u>15</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0</u> from PL REAR: <u>10</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	_____

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.

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 9-9-10  
 Planning Approval [Signature] Date 9-9-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. SWP/WRT Charge
Utility Accounting <u>[Signature]</u>			Date <u>9/9/10</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)

# SOUTH AVENUE (74.73' R.O.W.)

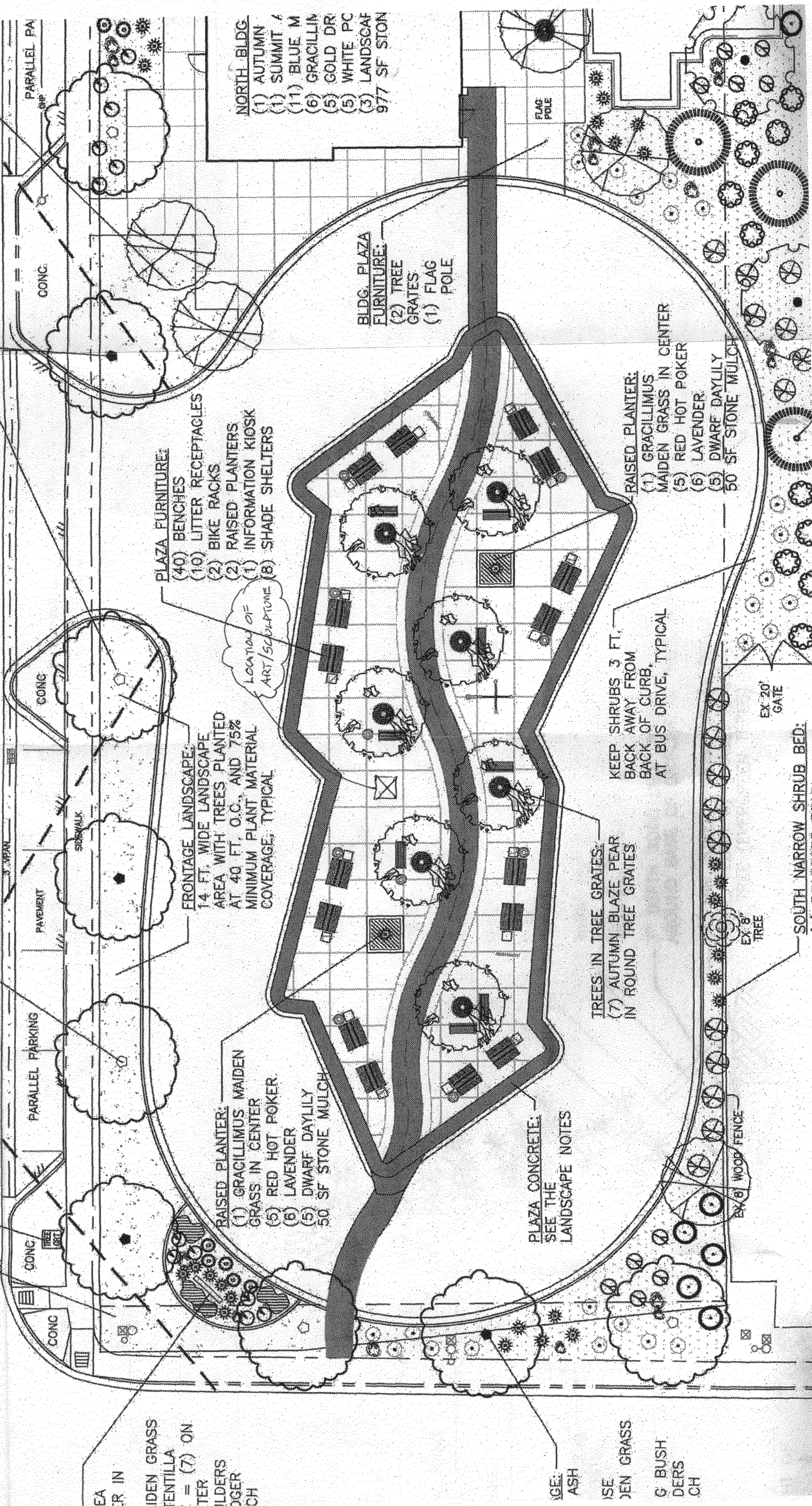
**CORNER SITE TRIANGLE:**  
LOW GRASS GROUND COVER.  
PRUNE TREES UP TO 8 FT.  
FROM GROUND, TYPICAL.

**EXISTING TREE IN GRATE**  
IN CONCRETE STREETSCAPE  
ALONG SOUTH AVE R.O.W.

**TREE LAWN:**  
(2) AUTUMN PURPLE ASH  
(3) SUMMIT ASH  
2,482 SF TURF GRASS

**ENTRY SITE TRIANGLE:**  
LOW GRASS GROUND COVER.  
PRUNE TREES UP TO 8 FT.  
FROM GROUND, TYPICAL.

ACCEPTED *9/10/10*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.



IDEA  
ER IN  
IDEN GRASS  
FENTILLA  
= (7) ON  
TER  
ILDERS  
DGER  
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AGE:  
ASH  
ISE  
JEN GRASS  
G BUSH  
DERS  
CH

**PLAZA FURNITURE:**  
(40) BENCHES  
(10) LITTER RECEPTACLES  
(2) BIKE RACKS  
(2) RAISED PLANTERS  
(1) INFORMATION KIOSK  
(8) SHADE SHELTERS

**FRONTAGE LANDSCAPE:**  
14 FT. WIDE LANDSCAPE  
AREA WITH TREES PLANTED  
AT 40 FT. O.C., AND 75%  
MINIMUM PLANT MATERIAL  
COVERAGE, TYPICAL

**RAISED PLANTER:**  
(1) GRACILLIMUS MAIDEN  
GRASS IN CENTER  
(5) RED HOT POKER  
(6) LAVENDER  
(5) DWARF DAYLILY  
50 SF STONE MULCH

LOCATION OF  
ART/SCULPTURE

**NORTH BLDG.**  
(1) AUTUMN  
(1) SUMMIT  
(11) BLUE M  
(6) GRACILLIM  
(5) GOLD DR  
(5) WHITE P  
(3) LANDSCAF  
977 SF STON

**BLDG. PLAZA  
FURNITURE:**  
(2) TREE  
GRATES  
(1) FLAG  
POLE

**TREES IN TREE GRATES:**  
(7) AUTUMN BLAZE PEAR  
IN ROUND TREE GRATES

**KEEP SHRUBS 3 FT.**  
BACK AWAY FROM  
BACK OF CURB,  
AT BUS DRIVE, TYPICAL

**RAISED PLANTER:**  
(1) GRACILLIMUS  
MAIDEN GRASS IN CENTER  
(5) RED HOT POKER  
(6) LAVENDER  
(5) DWARF DAYLILY  
50 SF STONE MULCH

**PLAZA CONCRETE:**  
SEE THE  
LANDSCAPE NOTES

EX 20'  
GATE

**SOUTH NARROW SHRUB BED:**  
(1) BRANFORD PEAR

EX 8'  
WOOD FENCE

EX 8'  
TREE