

FEE \$	500
TCP \$	—
DRAINAGE FEE \$	—

BLDG PERMIT NO. 53774
FILE #

Handwritten initials: HCP/pc

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 782 Heritage Dr. TAX SCHEDULE NO. 2705-311-00-941

SUBDIVISION Walker Field SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200 Sq Ft

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 60 x 80

(1) OWNER Ruth Chilton NO. OF DWELLING UNITS
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS — NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE 241 2345 USE OF ALL EXISTING BLDGS Plane Storage

(2) APPLICANT Michelle Bush DESCRIPTION OF WORK & INTENDED USE:
Interior Office + Rest Room

(2) ADDRESS 782 Heritage Dr

(2) TELEPHONE 242-2233 w

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE PAD Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL
 Special Conditions: Interior work only

Maximum Height —
 Maximum coverage of lot by structures — CENS.T. 16 T.ZONE 14 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 G.J. 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 Michelle Bush Date 10-10-95

Department Approval [Signature] Date 10-10-95

Additional water and/or sewer tap fee(s) are required YES X NO — W/O No. 8659- office/Herzog

Utility Accounting Millie Fowler Date 10-10-95 no wash bay

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EXISTING BARBED WIRE FENCE



ACCEPTED *Ronnie* 12/10/95 (MD)
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. *all interior*

20' EASEMENT

PROPOSED REROUTED FENCE

DESIGNATED PUBLIC USE SPACE

B/R OFFICE

PROPOSED PARKING

LESSOR Plane Storage 32' x 60' (1920 sq ft)

LESSEE Space 48' x 60' (2880 sq ft)

PROPOSED CHAIN FENCE

PROPOSED ASPHALT TIE-DOWN ADDITION

EXISTING ASPHALT APRON 80' x 58'

20' EASEMENT

C/L TAXIWAY C-1A2

Scale: 1/2" = 10'-0"

