

Planning \$ <u>—</u>	Drainage \$ <u>—</u>
TCP \$ <u>244.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO <u>02047</u>
FILE # <u>SPR-1997-198</u>

PLANNING CLEARANCE

13867-8672 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 796 Heritage Way TAX SCHEDULE NO. 2705-312-00-057
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x28
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER West Star Aviation NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 796 Heritage Way NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 CONSTRUCTION
 (1) TELEPHONE 243-7500 USE OF ALL EXISTING BLDGS 2
 (2) APPLICANT Greenleaves Home Imp. DESCRIPTION OF WORK & INTENDED USE: storage
 (2) ADDRESS 471 Grand Valley Dr. shed for aircraft stands
 (2) TELEPHONE 434-1958

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 PAD Landscaping / Screening Required: YES _____ NO X
 SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt No
 Side _____ from PL Rear _____ from PL Special Conditions: None
 Maximum Height _____
 Maximum coverage of lot by structures _____ Census Tract 16 Traffic Zone 14 Annx # _____

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 [Signature] Date 11/10/97
 Department Approval [Signature] Date 12/4/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 12-4-97

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)