

Planning \$7d.	Drainage \$ 2,193.52
TCP \$ 621.38	School Impact \$ -

BLDG PERMIT NO. 68257
FILE # SPR-1998-197

PLANNING CLEARANCE

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

Grand Junction Community Development Department

BLDG ADDRESS 584 1/2 N. Commercial Park 2945-102-14-15
2945-102-14-16
2945-102-14-17

SUBDIVISION Westgate Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400 sq. ft.

FILING BLK 3 LOT 14,15 & 16 SQ. FT. OF EXISTING BLDG(S) None

(1) OWNER Melvin C. & Juanita L. Heinecke NO. OF DWELLING UNITS
BEFORE: 0 AFTER: CONSTRUCTION

(1) ADDRESS 1720 Ridge Dr.

(1) TELEPHONE 245-7885 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 2 CONSTRUCTION

(2) APPLICANT Melvin C. & Juanita L. Heinecke USE OF ALL EXISTING BLDGS

(2) ADDRESS 1720 Ridge Dr. DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 245-7885 Commercial Bldgs. - for Resale

✓ 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-2 Landscaping / Screening Required: YES NO

SETBACKS: Front 25' from Property Line (PL) or 25' from center of ROW, whichever is greater Parking Req'mt Min. 3

Side 0 from PL Rear 0 from PL Special Conditions: NONE - Phase 1 of 2 part project.

Maximum Height 40' Maximum coverage of lot by structures Census Tract 4 Traffic Zone 10 Annx # 140

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 Melvin C. Heinecke Date 11-2-98

Department Approval Jeri U. Bowen Date Dec. 24, 1998

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11843

Utility Accounting Date 12/31/98

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)