

|                          |                           |
|--------------------------|---------------------------|
| Planning \$ <u>10,00</u> | Drainage \$ <u>—</u>      |
| TCP \$ <u>—</u>          | School Impact \$ <u>—</u> |

|                               |
|-------------------------------|
| BLDG PERMIT NO. <u>104674</u> |
| FILE # <u>—</u>               |

**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 780 Heritage way TAX SCHEDULE NO. 2705-312-00-941

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1557

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) @3,000-4,000

(1) OWNER Rocky Mtn Hanger Inc NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 780 Heritage way

(1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
BEFORE: ? AFTER: ? CONSTRUCTION

(2) APPLICANT Robert McClure USE OF ALL EXISTING BLDGS Hanger

(2) ADDRESS 2510 So Broadway DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-2938 Hanger & Workshop on existing slab w/ existing plumbing and electrical

✓ 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 \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater  
Parking Req'mt \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions: \_\_\_\_\_

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 Robert McClure Date 8/27/98

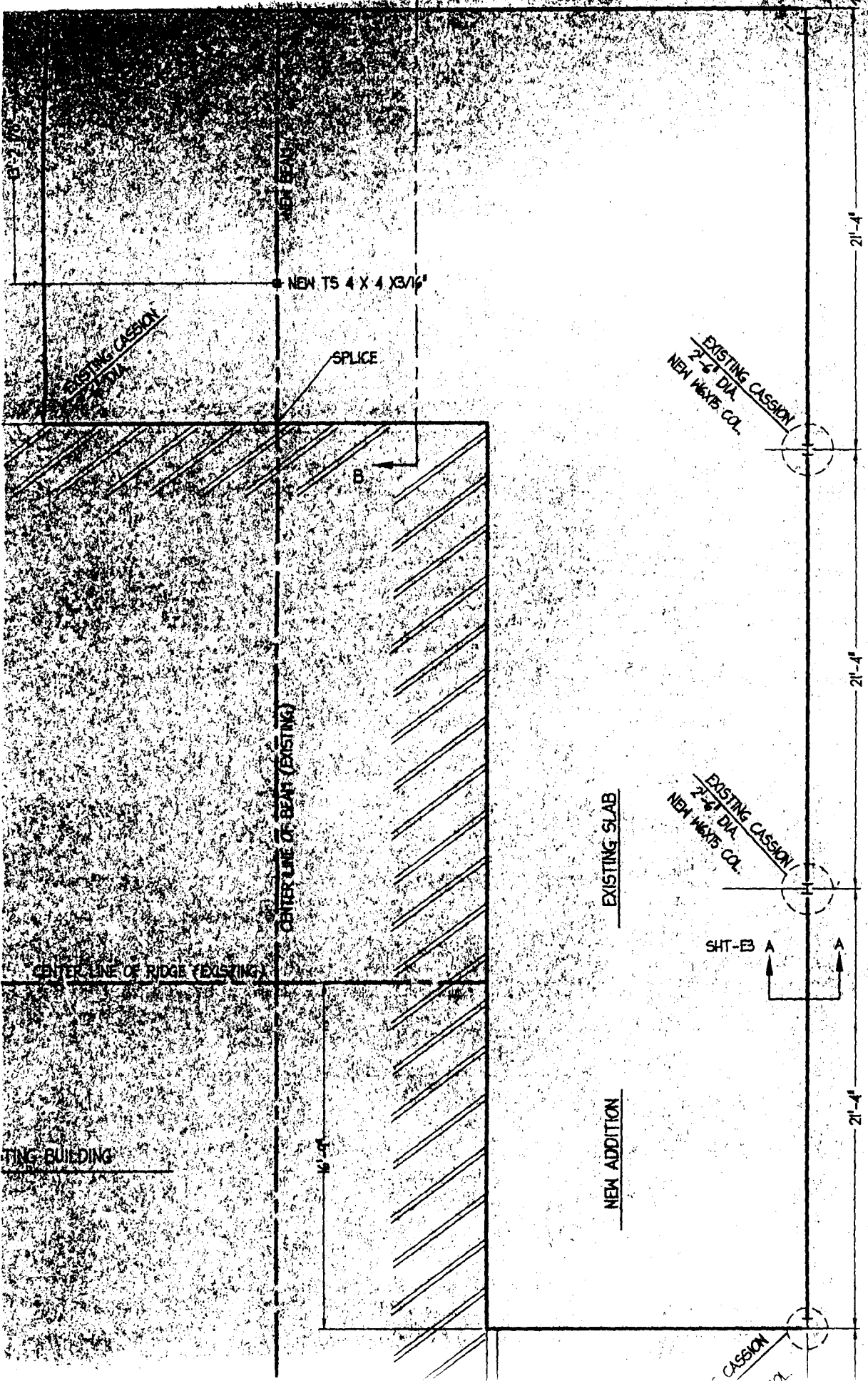
Department Approval White Pelletier Date 8/27/98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 13866-862

Utility Accounting Richardson moving trailer off - Bldg permanent Bldg Date 8-27-98

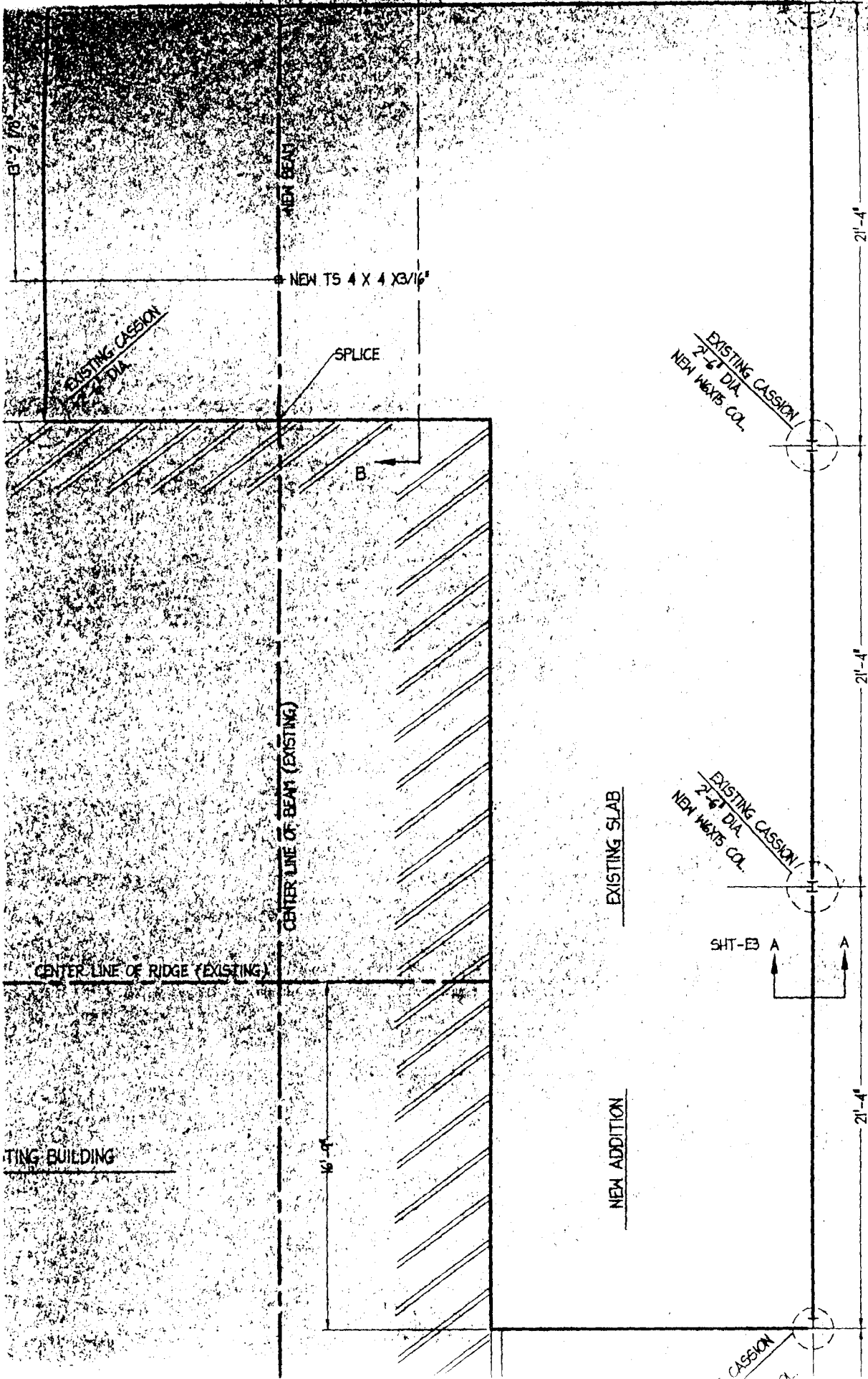
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



APPROVED FOR CONSTRUCTION

*Mike Pelletier* 2/28/98  
 Community Development Department Date



APPROVED FOR CONSTRUCTION

*Mark Pelletier* 2/23/98  
 Community Development Department Date