

Planning \$10.00	Drainage \$2,193.52
TCP \$621.38	School Impact \$ -

BLDG PERMIT NO. 69978
FILE # SPR-1998-197

PLANNING CLEARANCE

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

(Handwritten initials)

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 586 N. Commercial TAX SCHEDULE NO. 2945-102-14-15
2945-102-14-16
2945-102-14-17

SUBDIVISION Heinecke Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

OWNER Melvinc. & Juanita Heinecke NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION

ADDRESS 1720 Ridge Dr. NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

TELEPHONE 245-7885 USE OF ALL EXISTING BLDGS _____

APPLICANT Melvin & Juanita Heinecke DESCRIPTION OF WORK & INTENDED USE: _____
 ADDRESS 1720 Ridge Dr.
Grand Jct., Co. 81506 Commercial Bldg for resale

TELEPHONE 245-7885

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

NE C-2 LANDSCAPING/SCREENING REQUIRED: YES NO _____

SETBACKS: FRONT: _____ from Property Line (PL) or
25' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL

PARKING REQUIREMENT: Min. 3

SPECIAL CONDITIONS: Phase 2 of 2

MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 4 TRAFFIC ZONE 10 ANNEX 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 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 Juanita L. Heinecke Date 4-28-99

Department Approval Lee V. Bower Date 4-28-99

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12152 TR89569</u>
Utility Accounting <u>Richardson</u>			Date

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

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