

|                      |                           |
|----------------------|---------------------------|
| Planning \$ <u>0</u> | Drainage \$ <u>0</u>      |
| TCP \$ <u>2125</u>   | School Impact \$ <u>0</u> |

*JK*

|                              |
|------------------------------|
| BLDG PERMIT NO. <u>74842</u> |
| FILE # <u>SPR-1999-262</u>   |

### PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 804 HERITAGE WY TAX SCHEDULE NO. 2705-311-00-130

SUBDIVISION WALKER FIELD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22300

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

OWNER SKY ADVENTURE L.L.C. (B.F.L.P) NO. OF DWELLING UNITS: BEFORE 0 AFTER 0

ADDRESS 800 HERITAGE WAY CONSTRUCTION \_\_\_\_\_

TELEPHONE 255-8116 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

APPLICANT EXTREME CONST. (MERU HEINICKE) USE OF ALL EXISTING BLDGS N/A

ADDRESS 800 HERITAGE WAY DESCRIPTION OF WORK & INTENDED USE: PAINT HANGAR

TELEPHONE 255-8116

✓ 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

SIDE: \_\_\_\_\_ from PL REAR: \_\_\_\_\_ from PL PARKING REQUIREMENT: \_\_\_\_\_

MAXIMUM HEIGHT \_\_\_\_\_ SPECIAL CONDITIONS: POR SITE PLAN

MAXIMUM COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_ CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_ ANNEX \_\_\_\_\_

SPR-1999-262

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 Meru Heinicke Date 11-11-99

Department Approval Bill Nuhn Date 3-3-2000

|  |                      |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>13010</u> |
| Utility Accounting <u>[Signature]</u>  | Date <u>4/12/00</u>  |

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) (Goldened: Utility Accounting)