

Planning \$ Pd.	Drainage \$ 2,092.00
TCP \$ N/A	School Impact \$ —

BLDG PERMIT NO. 75460
FILE # RP-2000-074

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 742 W. White Ave TAX SCHEDULE NO. 2945-154-12-005
SUBDIVISION Grand River SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3200'
FILING _____ BLK 6 LOT 8-10-12-14 SQ. FT OF EXISTING BLDG(S) None
OWNER Melvin C. & Juanita L. Heinecke NO. OF DWELLING UNITS: BEFORE NONE AFTER _____
CONSTRUCTION _____
ADDRESS 1720 Ridge Dr. NO. OF BLDGS ON PARCEL: BEFORE NONE AFTER _____
Grand Jct., Co. 81506 CONSTRUCTION _____
TELEPHONE 245-7885 USE OF ALL EXISTING BLDGS None
APPLICANT Same DESCRIPTION OF WORK & INTENDED USE: 40'x80'
ADDRESS _____ Steel Building - Office/Warehouse
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

ZONE I-1 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: 7 + 2 H.C.
SPECIAL CONDITIONS: _____
MAXIMUM HEIGHT _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ CENSUS TRACT _____ TRAFFIC ZONE _____ ANNEX _____

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 Melvin C. Heinecke Date 4-10-2000
Department Approval Juanita L. Heinecke Date 4-24-2000
Lori V. Bowen

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>13133</u>
Utility Accounting <u>T. Bensley</u>	Date <u>5/30/00</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) (Goldenrod: Utility Accounting)