

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>64,070</u>	School Impact \$ <u>0</u>

DG PERMIT NO.
FILE # <u>SPR-2005-281</u>

### PLANNING CLEARANCE

New Address 790 Heritage Way (Site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BUILDING ADDRESS Parcels 1 and 2 TAX SCHEDULE NO. 2705-312-00-941

SUBDIVISION - SQ. FT. OF EXISTING BLDG(S) 0

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 80,000

OWNER Walker Field **MULTI-FAMILY:**

ADDRESS 2828 Walker Field Dr. NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

CITY/STATE/ZIP Grand Junction, CO 81506 CONSTRUCTION

APPLICANT CMC Group (for AHL Properties) NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

ADDRESS 2000 S. Colorado #10500 USE OF ALL EXISTING BLDG(S) N/A

CITY/STATE/ZIP Denver, CO 80122 DESCRIPTION OF WORK & INTENDED USE: Construct

TELEPHONE 303-741-4500 aircraft

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

**TERRY LUPKE** **THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PAD LANDSCAPING/SCREENING REQUIRED: YES \_\_\_\_\_ NO X

SETBACKS: FRONT: N/A from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

SIDE: N/A from PL REAR: N/A from PL PARKING REQUIREMENT: Per plan

MAX. HEIGHT Per plan SPECIAL CONDITIONS: \_\_\_\_\_

MAX. COVERAGE OF LOT BY STRUCTURES \_\_\_\_\_

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 [Signature] Date 11-21-05

Department Approval [Signature] Date 7/26/06

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO	W/O No.
Utility Accounting	<u>1.25 EACH BASED ON 25 employees</u> <u>NO WASH BAY</u>		Date <u>7/26/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)