

DATE SUBMITTED: 10/13/88

PERMIT # 31543

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 577 North Westgate Dr SQ. FT. OF BLDG: 1600

SUBDIVISION: Westgate Park SQ. FT. OF LOT: 5000

FILING # 1 BLK # 1 LOT # 20 NUMBER OF FAMILY UNITS: —

TAX SCHEDULE NUMBER: 2945-102-12-023 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: —

PROPERTY OWNER: Rand Christensen USE OF ALL EXISTING BUILDINGS: —

ADDRESS: 3330 Newark St

PHONE: 147-1229

DESCRIPTION OF WORK AND INTENDED USE: Storage building  
SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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**FOR OFFICE USE ONLY**  
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ZONE: C-2

FLOODPLAIN: YES — NO X

SETBACKS: F 25' from center line or property line S 0 R 0

GEOLOGIC HAZARD: YES — NO —

MAXIMUM HEIGHT: 40'

CENSUS TRACT #: 4

PARKING SPACES REQ'D: employee parking

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: 75% of front 5' of frontage - will provide 2 trees on this lot

SPECIAL CONDITIONS: garage for storage

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

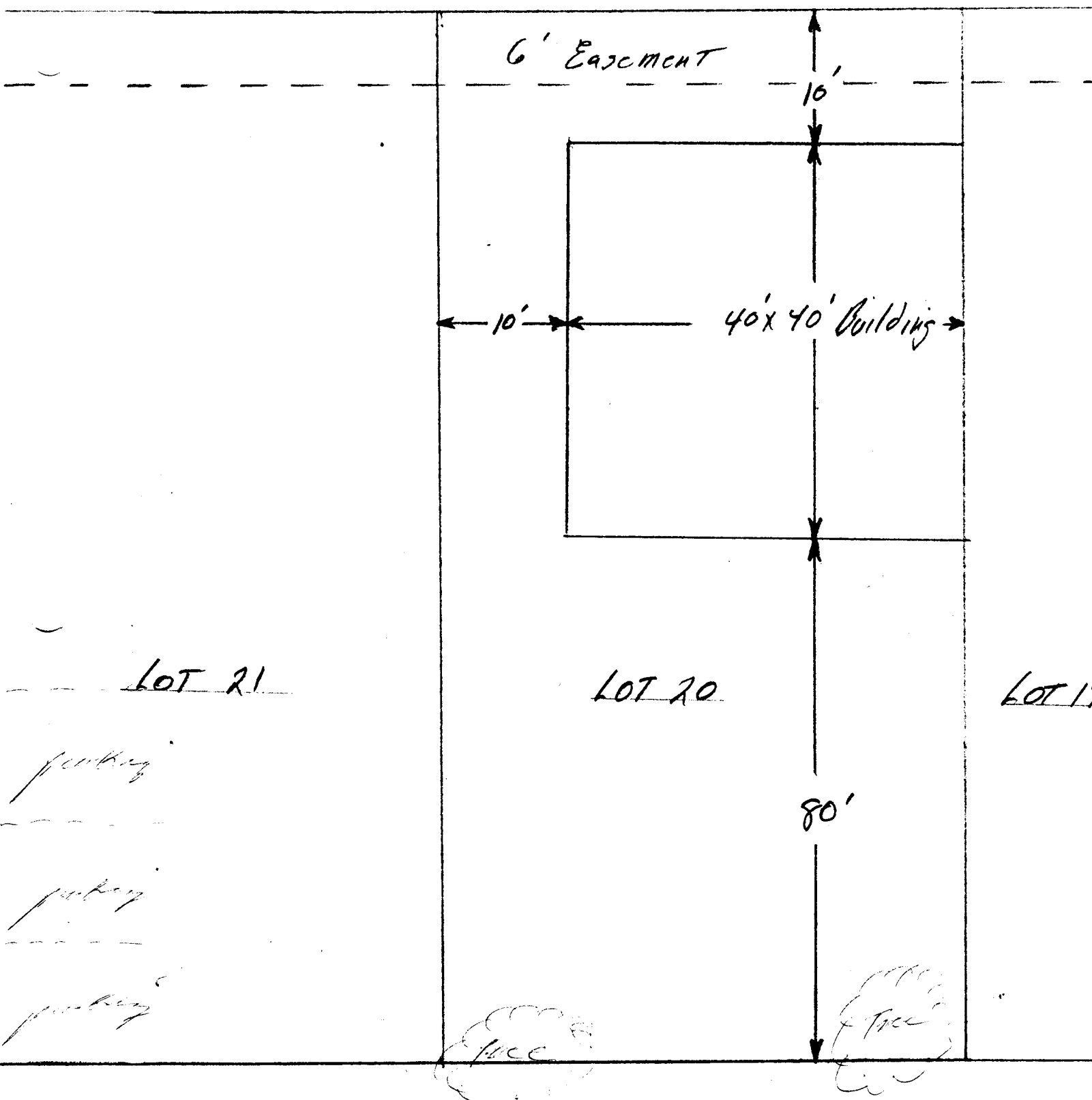
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10/13/88

APPROVED BY: Kathy Portner

[Signature]  
SIGNATURE



LOT 21

LOT 20

LOT 19

parking  
parking  
parking

tree

tree

NORTH WESTGATE DRIVE

Site plan approved  
10/13/88  
RP