

DATE SUBMITTED: 8/11/89

PERMIT # 33689

FEE 10.00

PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 599 NORTHGATE DRIVE SQ. FT. OF BLDG: 5,764

SUBDIVISION: WESTGATE PARK SQ. FT. OF LOT: 44,144

FILING # 1 BLK # 1 LOT # 1,2,3,4 NUMBER OF FAMILY UNITS: 0

TAX SCHEDULE NUMBER: 2945-102-12-008 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: ONE

PROPERTY OWNER: MOUNTAIN MESA Sports, INC. USE OF ALL EXISTING BUILDINGS:

ADDRESS: 599 NORTHGATE DRIVE WAREHOUSE- RETAIL-Wholesale

PHONE: 245-6605

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

FOR OFFICE USE ONLY

ZONE: C-2

FLOODPLAIN: YES NO

SETBACKS: F NA R NA

GEOLOGIC HAZARD: YES NO

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 4

PARKING SPACES REQ'D: 12

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: _____

SPECIAL CONDITIONS: _____

AS SHOWN ON plan

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: 8/11/89

APPROVED BY: Karol Mitzner

Luc H. Carlson
SIGNATURE

NORTHGATE DRIVE

N
E
W
S

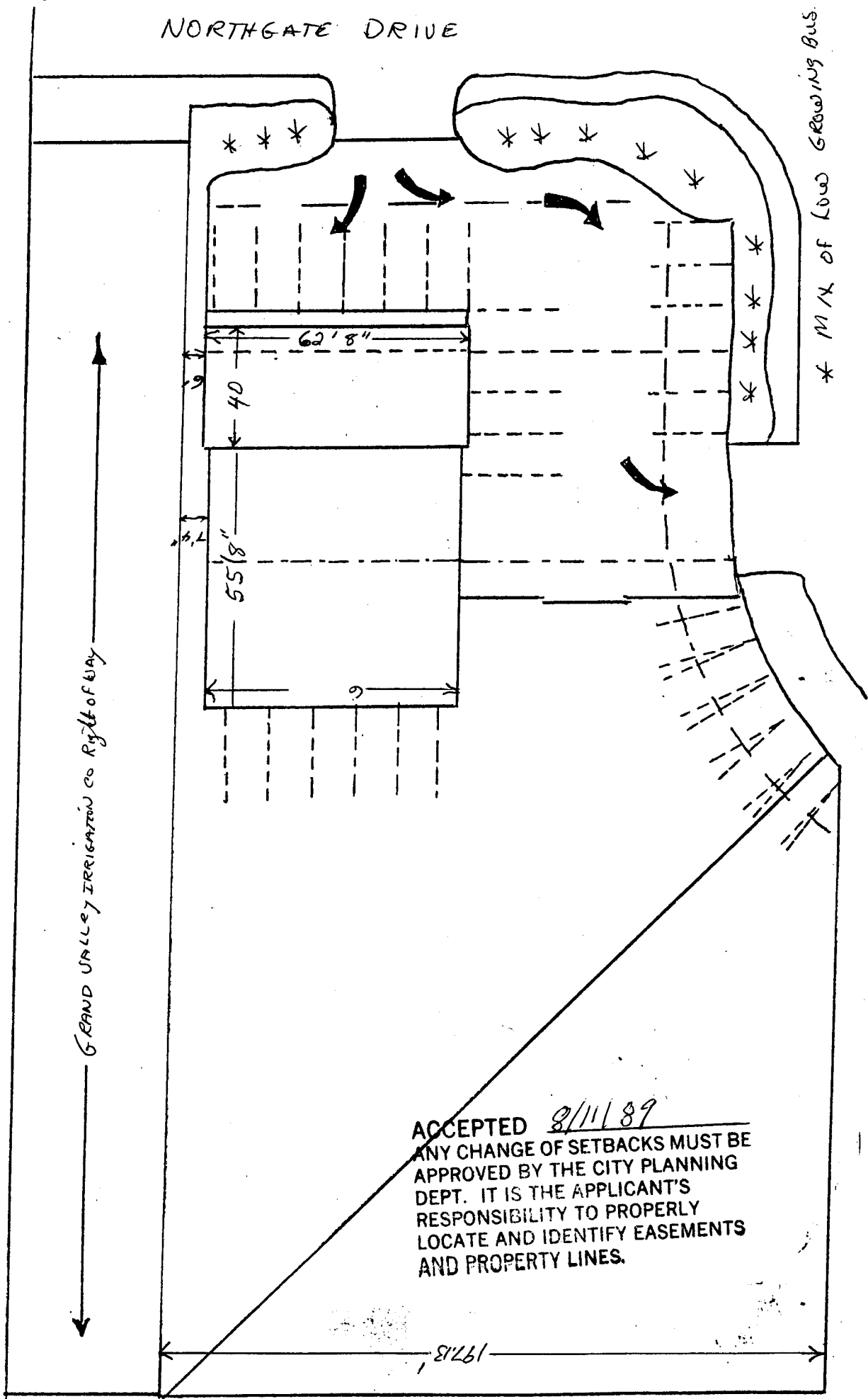
SITE PLAN

577 NORTHGATE DRIVE

F Road

GRAND VALLEY IRRIGATION CO RIGHT OF WAY

* MAX OF LOW GROWING BUS



ACCEPTED 8/11/89
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

197.8'