

DATE SUBMITTED: 12/21/92

PERMIT NO. 43815 ✓

FEE \$ 10.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 577 N. Westgate Dr

SQ. FT. OF BLDG: 1600

SUBDIVISION Westgate Park

SQ. FT. OF LOT: _____

FILING # _____ BLK # 1 LOT # 20

NO. OF FAMILY UNITS: NA

TAX SCHEDULE # 2945-102-12-023

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Wm. E. David Christensen

USE OF EXISTING BUILDINGS: Storage for equipment

ADDRESS 3330 Norwalk St.

DESCRIPTION OF WORK AND INTENDED USE: Storage addition (will be used as future office)

TELEPHONE: 742-0583 243-1229

REQUIRED: Two 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 X

SETBACKS: FRONT 25' 4"

GEOLOGIC HAZARD: YES _____ NO X

SIDE 0' REAR 0'

CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED:

SPECIAL CONDITIONS:


75% of 1st 5' along R.O.W.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 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.

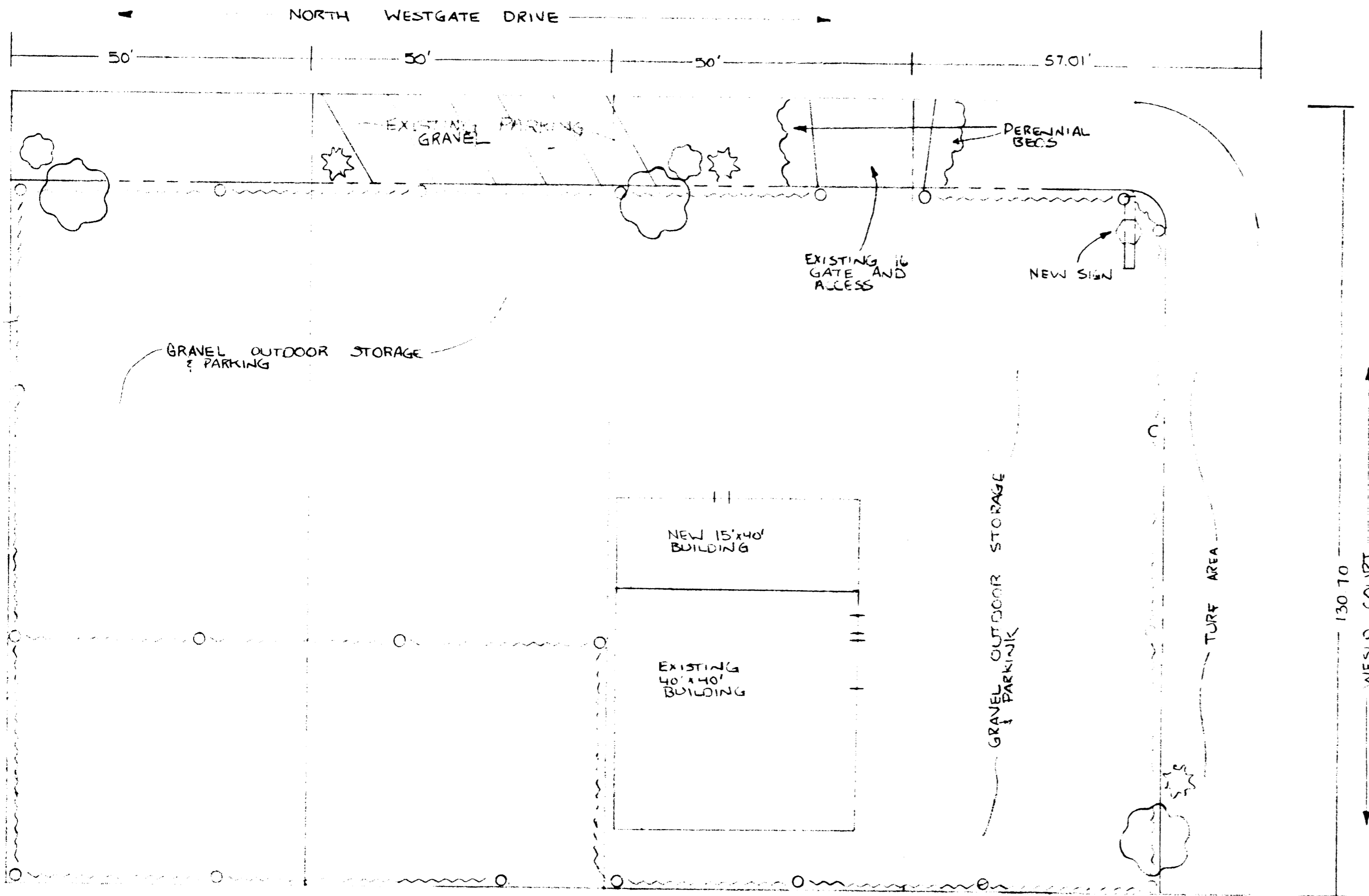

Department Approval


Applicant Signature

12-22-92
Date Approved

12-22-92
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)



- ← NORTH
- ~~~~~ 6' CHAIN LINK FENCE
 - ☁ DECIDUOUS TREE
 - ★ EVERGREEN TREE

ACCEPTED *[Signature]* 12-22-92
 ANY CHANGE OF CONTRACT MUST BE
 APPROVED BY THE CITY ENGINEER
 DATE: 12-22-92
 BY: [Signature]

4 LOT - PLOT PLAN
 SCALE 1/16" = 1'

WD YARDS INC.
 NEW CONSTRUCTION
 12-15-92