

DATE SUBMITTED 12/22/93

BUILDING PERMIT NO. 47271

FEE \$ paid

PLANNING CLEARANCE

(Major site plan review, multi-family development, non-residential development, interior remodels)

137 93

Grand Junction Department of Community Development

BLDG ADDRESS 2517 Weslo Court

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,000 sq ft

SUBDIVISION Westgate Park

SQ. FT. OF EXISTING BLDG(S) none

FILING 1 BLK 4 LOT 5 & 6

NO. OF FAMILY UNITS none

TAX SCHEDULE NO. 2945 102 22 005
2945 102 22 006

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION none

OWNER Glenn Pritchard / ANTLER ART

USE OF EXISTING BLDGS none

ADDRESS 516 Reed Mesa Drive, G.J.

DESCRIPTION OF WORK AND INTENDED USE:
NEW CONSTRUCTION, LIGHT MANUFACTURING

TELEPHONE 243-5114

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

ZONE C-2

DESIGNATED FLOODPLAIN: YES NO X

SETBACKS: Front from property line or 25' from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side 0' from property line

CENSUS TRACT 4 TRAFFIC ZONE 10

Rear 0' from property line

Parking Req'mt see approved site plan

Maximum Height 40'

File Number #137-93

Maximum coverage of lot by structures

Special Conditions: drainage fee of \$1,856.20

Landscaping/Screening Req'd see file - separate landscaping plan

paid prior to issuance of Planning Clearance

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). 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 shall be required.

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 above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Department Approval Kathy Poston

Applicant Signature Glenn Pritchard

Date Approved 12/22/93

Date 11-15-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)