

FEE \$

BLDG PERMIT NO. 48997

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 574 Northgate Dr.

TAX SCHEDULE NO. 2945-102-14-049

SUBDIVISION Westgate Park

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3,200

FILING BLK 3 LOT 26E27

SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Lee Jensen

NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) ADDRESS 610 Wagon Trail Dr.

NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ CONSTRUCTION

(1) TELEPHONE 242-9015

USE OF ALL EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT SAME AS ABOVE

DESCRIPTION OF WORK & INTENDED USE: office/  
Storage Bld.

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

Landscaping / Screening Required: YES  NO

SETBACKS: Front 25ft. from Property Line (PL) or Parking Req'mt  
25ft. from center of ROW, whichever is greater

Special Conditions: Lot to be paved by May 30,  
1995 File # 90-94

Side 0ft. from PL Rear 0ft. from PL

Maximum Height 40ft.  
Maximum coverage of lot by structures —

CENSUS TRACT 4 TRAFFIC ZONE 10

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 G.J. 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 Lee Jensen

Date 6/15/94

Department Approval [Signature]

Date 6/15/94

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 7656

Utility Accounting Millie Fowler

Date 6-15-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)