

DATE SUBMITTED _____

1995 94

BUILDING PERMIT NO. _____

Original
Do NOT Remove
From Office

FEE \$ 110.00

PLANNING CLEARANCE

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

BLDG ADDRESS 595 Westgate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2100 #

SUBDIVISION Westgate Park # 2

FILING Westgate Park 2 BLK 1 LOT 5 1/2 of 9 SQ. FT. OF EXISTING BLDG(S) 3100 #

TAX SCHEDULE NO. 2945-102-12005 NO. OF FAMILY UNITS 0

OWNER ESS Investment 12009 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 595 N. Westgate USE OF EXISTING BLDGS Offices

TELEPHONE 245-1448 DESCRIPTION OF WORK AND INTENDED USE: Addition of 2100 #

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

ZONE C-2 DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO

Side 0 from property line CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 0 from property line Parking Req'mt _____

Maximum Height 40' File Number 95-94

Maximum coverage of lot by structures _____ Special Conditions: _____

Landscaping/Screening Req'd Yes (see plans)

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 Jam Dixon Applicant Signature JBP

Date Approved 6-10-94 Date 6/10/94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)