

FEE \$ PAID w/SPR

BLDG PERMIT NO. 51091

TCP \$ 878
Dr - age Fee: \$ 975

PLANNING CLEARANCE

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

Grand Junction Community Development Department 3027-2780-032

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 599 NORTHGATE DRIVE TAX SCHEDULE NO. 2945-102-12-008

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5400

FILING BLK ONE LOT 1,2,3,4 SQ. FT. OF EXISTING BLDG(S) 4500

(1) OWNER GUS CARLSON NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 599 NORTHGATE DRIVE
(1) TELEPHONE 245-6605 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 CONSTRUCTION

(2) APPLICANT ALCO BUILDING CO. USE OF ALL EXISTING BLDGS OFFICE/WAREHOUSE/RETAIL

(2) ADDRESS 599 25 ROAD DESCRIPTION OF WORK & INTENDED USE:

(2) TELEPHONE 242-1423 OFFICE/WAREHOUSE - under 20 employees
not for retail

✓ 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 X

SETBACKS: Front 55 from Property Line (PL) or Parking Req'mt 4 spaces
55 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions: FILE # SPR 95-11

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 [Signature] Date 12-19-94

Department Approval [Signature] Date 2-3-95

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

Utility Accounting Millie Fowler Date 2-3-95

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)