

FEE \$ SPR 94-145
 TCP \$ 105.40
 DRAINAGE FEE \$ 185.50

BLDG PERMIT NO. 54247
 FILE # SPR-94-145

[Handwritten initials]

PLANNING CLEARANCE

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

Grand Junction Community Development Department

3024-5005 58312

BLDG ADDRESS ~~58312~~ N. WESTGATE DR. TAX SCHEDULE NO. 2945-102-12-015 3N

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1728

FILING 1 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER HOUGH ABBY TRUST NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 576-25 RD. GR Jct. 81505

(1) TELEPHONE 303-241-1342 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 CONSTRUCTION

(2) APPLICANT HOWARD JENSEN USE OF ALL ~~EXISTING~~ BLDGS CLASSIC CAR STORAGE

(2) ADDRESS 288 CEDAR ST. 81503 DESCRIPTION OF WORK & INTENDED USE: STORAGE

(2) TELEPHONE 303-245-7932

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

ZONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF
 Landscaping / Screening Required: YES NO _____

SETBACKS: Front _____ from Property Line (PL)
 or 25 from center of ROW, whichever is greater Parking Req'mt None - See Site Plan

Side 0 from PL Rear 0 from PL Special Conditions: _____

Maximum Height 40
 Maximum coverage of lot by structures _____ CENS.T. 4 T.ZONE 10 ANNEX # _____

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 Howard Jensen Date 9-28-95

Department Approval Mike Pelletier Bill Nettle Date 9/28/95 11-15-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8798 Storage unit w/ Bathroom

Utility Accounting Yvonne Fowler Date 11-16-95

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

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