

FEE \$ PAID w/ COU Review
TCP \$ 599.64
DRAINAGE FEE \$ NONE

BLDG PERMIT NO. 54730
FILE # COU-96-4.1

TOP
PC

PLANNING CLEARANCE

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

3021-2780-03.2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>599 Northgate Dr.</u>	TAX SCHEDULE NO. <u>2945-102-12-008</u>
SUBDIVISION <u>WESTGATE PARK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>NONE</u>
FILING <u>2</u> BLK <u>1</u> LOT <u>1-4</u>	SQ. FT. OF EXISTING BLDG(S) <u>10,800 ft²</u>
(1) OWNER <u>GUS CARLSON / MTN. MESA SPORTS</u>	NO. OF DWELLING UNITS BEFORE: <u>N/A</u> AFTER: <u>N/A</u> CONSTRUCTION
(1) ADDRESS <u>599 Northgate Dr.</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> CONSTRUCTION
(1) TELEPHONE <u>245-6605</u>	USE OF ALL EXISTING BLDGS <u>Warehouse / Retail</u>
(2) APPLICANT <u>SAME AS ABOVE</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Change of Use - Warehouse to Retail - 1315 ft² (Interior Only)</u>
(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 <u>C-2</u>	Landscaping / Screening Required: YES ___ NO <u>X</u>
SETBACKS: Front _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt <u>18 spaces</u>
Side _____ from PL Rear _____ from PL	Special Conditions: <u>NONE</u>
Maximum Height _____	
Maximum coverage of lot by structures _____	CENS.T. <u>4</u> T.ZONE <u>10</u> 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.

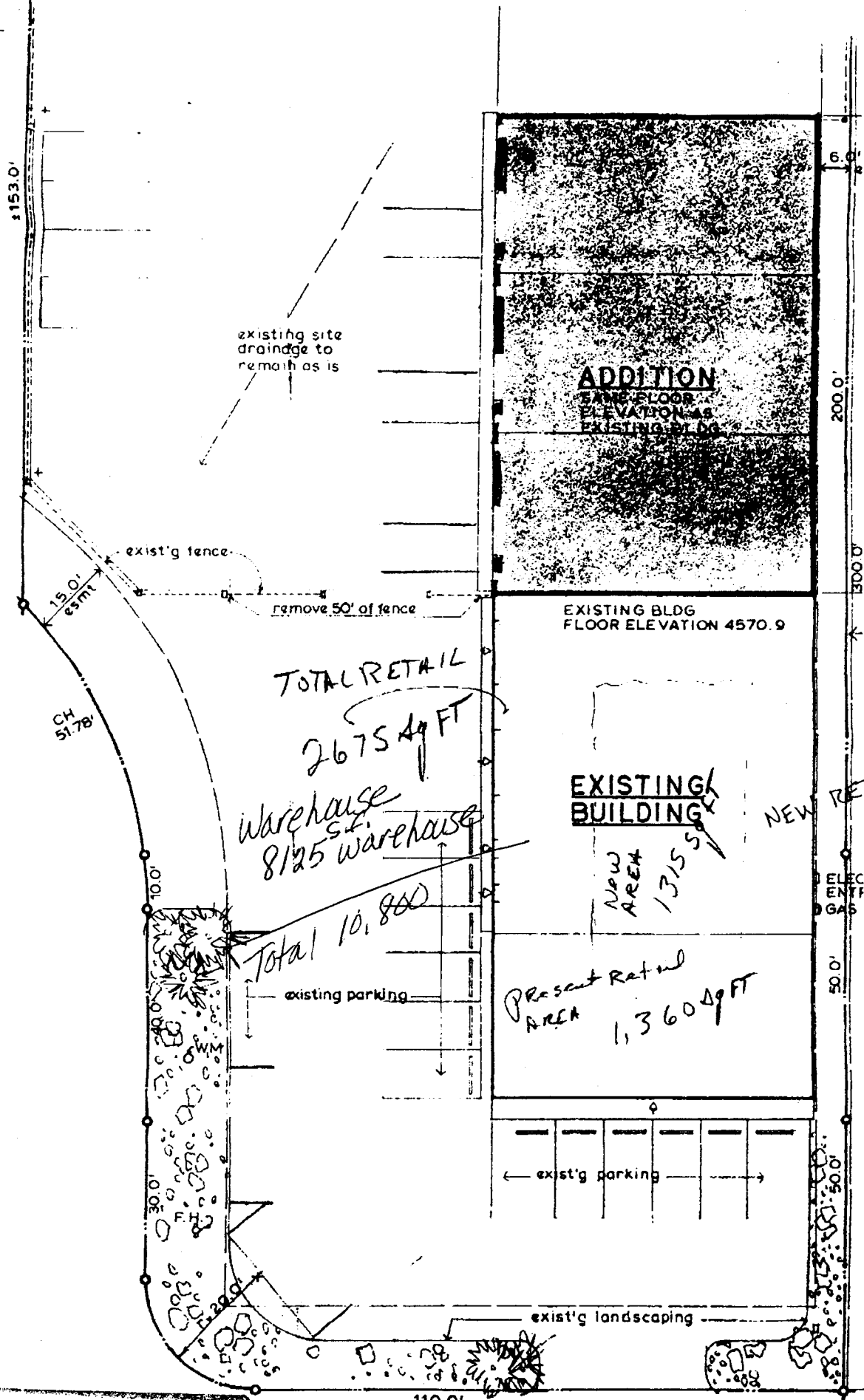
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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 <u>Gus Carlson</u>	Date <u>1/15/96</u>
Department Approval <u>[Signature]</u>	Date <u>1/15/96</u>
Additional water and/or sewer tap fee(s) are required: YES ___ NO <u>X</u> W/O No. <u>N/A - space - no change in current EOU</u>	
Utility Accounting <u>Mellie Fowler</u>	Date <u>1-15-96</u>

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)



ACCEPTED *[Signature]* 1-15-96

NORTHGATE DRIVE