

Planning \$ <u>PJ W/SPR</u>	Drainage \$ <u>1214.00</u>
TCP \$ <u>976.00</u>	School Impact \$ <u>NA</u>

BLDG PERMIT NO. <u>1073206</u>
FILE # <u>SPR-1997-111</u>

960.00

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 570 S Westgate Drive TAX SCHEDULE NO. 2945-102-23-007, 009, 011
 SUBDIVISION Westgate Park Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4,000 ft²
 FILING _____ BLK 5 LOTs 7, 9, & 11 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER TPI Industrial Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION
 (1) ADDRESS 464 25 1/2 Road NO. OF BLDGS ON PARCEL
 BEFORE: 30 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 970 243-4642 USE OF ALL EXISTING BLDGS Office/Warehouse
 (2) APPLICANT Chris McCallum DESCRIPTION OF WORK & INTENDED USE: Management
 (2) ADDRESS 464 25 1/2 Road and operation of building construction business
 (2) TELEPHONE 970 243-4642

✓ 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 0 from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt Per plan - see file
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height 40
 Maximum coverage of lot by structures _____ Census Tract 4 Traffic Zone 10 Annx # _____

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 Chris McCallum Date 3-5-97
 Department Approval United & Albrecht Date 7/23/97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10386
 Utility Accounting Rebecca 3 Employees Date 7-24-97

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)