

Planning \$ PAID W/SPIC	Drainage \$ 3,828.65
TCP \$ 997.88	School Impact \$ N/A

BLDG PERMIT NO. 104468
FILE # SPR-1998-021

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 569 S Commercial Dr. TAX SCHEDULE NO. 2945-102-23-008,010,012

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7400 SF

FILING 1 BLK 5 LOT 8,10,12 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER LARRY DANGLER NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 CONSTRUCTION

(1) ADDRESS 135 LANSDOWN RD. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT SAME AS ABOVE USE OF ALL EXISTING BLDGS N/A

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT

(2) TELEPHONE _____ CMU BUILDING FOR LEASE OFFICE WAREHOUSE

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

* THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF *

ZONE C-2 Landscaping / Screening Required: YES X NO _____

SETBACKS: Front 25 ft from Property Line (PL) or _____ Parking Req't As per plan
25 ft from center of ROW, whichever is greater

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

Maximum Height 40

Maximum coverage of lot by structures N/A 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 [Signature] Date 3/23/98

Department Approval [Signature] Date 2-27-98

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 11081

Utility Accounting [Signature] [Signature] Date 3/23/98

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)