

Planning \$ <u>      </u>	Drainage \$ <u>2342.12</u>
TCP \$ <u>648.00</u>	School Impact \$ <u>      </u>

BLDG PERMIT NO. <u>65368</u>
FILE # <u>SPR-1998-105</u>

## 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 572 S. Commercial Drive TAX SCHEDULE NO. 2945-102-14-031 +032  
 SUBDIVISION Westgate Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400 ft<sup>2</sup>  
 FILING 1 BLK 3 LOT 30 & 31 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER McCallum Family LLC NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 CONSTRUCTION  
 (1) ADDRESS 570 S. Westgate NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 CONSTRUCTION  
 (1) TELEPHONE 243-4642 USE OF ALL EXISTING BLDGS Office/Shop NA  
 (2) APPLICANT TPI / Chris McCallum DESCRIPTION OF WORK & INTENDED USE: Construct  
 (2) ADDRESS 570 S. Westgate building for Office/Shop  
 (2) TELEPHONE 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        from Property Line (PL) or Parking Req't         
       from center of ROW, whichever is greater Special Conditions: Per Plan  
 Side Per Plan from PL Rear        from PL  
 Maximum Height         
 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 [Signature] Date 5/16/98

Department Approval [Signature] Date 6/17/98

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 85539

Utility Accounting [Signature] Date 6-18-98

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)