

Planning \$ —	Drainage \$ 2,367.81
TCP \$ 1,156.77	School Impact \$ —

BLDG PERMIT NO. 07103
FILE # SPR-1998-138

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 566 S. Westgate TAX SCHEDULE NO. 2945-102-23-015

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800 sq. ft.

FILING _____ BLK 5 LOTS 134/5 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER G.C.M. ENTERPRISES NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 10 CONSTRUCTION

(1) ADDRESS 573 So. Commercial Dr. NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970) 248-0025

(2) APPLICANT SAME AS ABOVE USE OF ALL EXISTING BLDGS OFFICE/WAREHOUSE

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

(2) TELEPHONE _____ INSTALLATION OF HANDICAP EQUIPMENT

✓ 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 25 from center of ROW, whichever is greater Parking Req'mt _____

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

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 _____

Department Approval [Signature] Date 9/28/98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11635

Utility Accounting BD Date 9/30/98

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)