

FEE \$	—
TCP \$	878.40
DRAINAGE FEE \$	1740.13

BLDG PERMIT NO.	04841
FILE #	SPR-96-256

### 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 <sup>569</sup> ~~459~~ S. WESTGATE DR TAX SCHEDULE NO. 2945-102-22-014

SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3600

FILING \_\_\_\_\_ BLK 4 LOT 14 SQ. FT. OF EXISTING BLDG(S) -0-

(1) OWNER DONALD D. & CAROL-ANNE WILTZEN NO. OF DWELLING UNITS  
BEFORE: -0- AFTER: 1 CONSTRUCTION

(1) ADDRESS 545 EL RIO COURT GJ, CO 81505

(1) TELEPHONE 970-242-2203 NO. OF BLDGS ON PARCEL  
BEFORE: -0- AFTER: 1 CONSTRUCTION

(2) APPLICANT DONALD DENNIS WILTZEN USE OF ALL EXISTING BLDGS —

(2) ADDRESS 545 EL RIO COURT GJ, CO 81505 DESCRIPTION OF WORK & INTENDED USE: NEW OFFICE/  
WAREHOUSE BUILDING (3)

(2) TELEPHONE 970-242-2203

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

ONE C-2 THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Landscaping / Screening Required: YES  NO

SETBACKS: Front \_\_\_\_\_ from Property Line (PL)  
or 25 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL

Parking Req'mt See plan

Special Conditions: \_\_\_\_\_

Maximum Height 40

Maximum coverage of lot by structures \_\_\_\_\_ CENS.T. 4 T.ZONE 10 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 Donald D. Wiltsen Date 11/26/96

Department Approval Mike Pelletier Date 4/29/97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 11134

Utility Accounting Debi Overholt Date 4/3/98

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)