

Planning \$ <u>10.5</u>	Drainage \$
TCP \$	School Impact \$

BLDG PERMIT NO. <u>69212</u>
FILE # <u>see SPR-1995-145</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

9

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 583 1/2 N. WESTGATE DR TAX SCHEDULE NO. 2945-102-12-015
SUBDIVISION WESTGATE PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1536 1152
FILING 1 BLK 1 LOT 12 SQ. FT OF EXISTING BLDG(S) 1728
OWNER HOWARD JENSEN NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
ADDRESS 288 CEDAR ST. CONSTRUCTION
TELEPHONE 241-1342 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
APPLICANT SAME CONSTRUCTION CLASSIC
ADDRESS _____ USE OF ALL EXISTING BLDGS CAR STORAGE
TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE: STORAGE
✓ 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 _____ from center of ROW, whichever is greater
SIDE: _____ from PL REAR: _____ from PL PARKING REQUIREMENT: NO
MAXIMUM HEIGHT _____ SPECIAL CONDITIONS: — structure existing —
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____ SINCE 1995
CENSUS TRACT 9 TRAFFIC ZONE 11 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 Grand Junction 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 Howard Jensen Date 3-16-99
Department Approval Jay V. Bowen Date 3-16-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>17114-10994</u>
Utility Accounting <u>Richardson</u>	Date <u>3-16-99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)