

Planning \$ <u>0</u>	Drainage \$ <u>254.00</u>
TCP \$ <u>2,113.00</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>75481</u>
FILE # <u>SPR-2000-122</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

EX

54139-8959

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 596 N. Commercial Dr. TAX SCHEDULE NO. 2945-102-14-048
 SUBDIVISION Westgate Park, No. 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITION -0-
 FILING _____ BLK 3 LOT 5+6 SQ. FT. OF EXISTING BLDG(S) 6,691 s.ft.
 OWNER Dennis Kelleher NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 ADDRESS 3981 S Benton, Denver, CO 80235 CONSTRUCTION
 TELEPHONE 303-988-2298 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 APPLICANT Curt Rahm, Colorado West Gymnastics USE OF ALL EXISTING BLDGS Gymnastics Facility
 ADDRESS 2493 Hwy. 6+50, Grand Junction, CO DESCRIPTION OF WORK & INTENDED USE: Interior parking lot
 TELEPHONE 970-242-9249

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-1 LANDSCAPING/SCREENING REQUIRED: YES X NO _____
 SETBACKS: FRONT: 15' from Property Line (PL) or _____
 from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 10 from PL PARKING REQUIREMENT: As per approved site plan
 MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: Landscape shall be installed as per approved plan
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 1 FAR CENSUS TRACT 4 TRAFFIC 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 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 _____ Date 7/31/00
 Department Approval Peter [Signature] Date 7-26-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	_____		Date <u>7/31/00</u>

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