

Planning \$ <u>pd</u>	Drainage \$ <u>2517.00</u>
TCP \$ <u>2411.00</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>84087</u>
FILE # <u>SS-2002-032</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

58102-8947

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 580 N. Westgate Dr

TAX SCHEDULE NO. parent parcels 2945-102-13-038/026/024/022

SUBDIVISION Westgate Park

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8550

FILING _____ BLK 2 LOT 21, 23, 25, 27

SQ. FT OF EXISTING BLDG(S) 4800

OWNER TAHF, LLC

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CONSTRUCTION

ADDRESS 580 N. Westgate Dr.

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

TELEPHONE _____

USE OF ALL EXISTING BLDGS Commercial/warehouse

APPLICANT Alco Building Co.

DESCRIPTION OF WORK & INTENDED USE: 8550 sq ft

ADDRESS 529 25 1/2 Road.

Addition to Existing building

TELEPHONE 242-1423

Use will stay the same.

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

CURRENT EDW 1.58

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2

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: Per Plan

MAXIMUM HEIGHT 40'

SPECIAL CONDITIONS: APPROVED 2002

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

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 [Signature]

Date 4/4/02

Department Approval [Signature]

Date 4/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>BASED ON ACTUAL CONS / USE CURRENT EDW IS SUFFICIENT</u>			Date <u>4/4/02</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)