

Planning \$ <u>10.00</u>	Drain: \$ <u>5,351.00</u>
TCP \$ <u>4,017.60</u>	School Impact \$ <u>    </u>

LDG PERMIT NO.
FILE # <u>SPR-2006-357</u>

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

*NO account*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3170 Pipe Court

SUBDIVISION Pipe Grades

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 4

OWNER Westgate Drive LLC

ADDRESS 1204 No. 7th Street

CITY/STATE/ZIP Grand Junction, CO 81501

APPLICANT Westgate Drive LLC

ADDRESS 1204 No. 7th Street

CITY/STATE/ZIP Grand Junction, CO 81501

TELEPHONE 970-241-7653

TAX SCHEDULE NO. 2943-221-15-004

SQ. FT. OF EXISTING BLDG(S) 0

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 14,400

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3  
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) 1/4

DESCRIPTION OF WORK & INTENDED USE: construction  
of storage units

*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 <u>C-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>per approved site &amp; landscaping plan.</u>
MAX. HEIGHT <u>40 feet</u>	<u>* Dry Building</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>2 FAR</u>	

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 Ben D. Hill Date 12.05.06

Department Approval Adam Olse Date 3-13-07

Additional water and/or sewer tap fees) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>NO Charge Sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-12-07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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