

Planning \$ Pd w/ SPR	Drainage \$ 2,101.69
TCP \$ 1,352.40	School Impact \$ -

BLDG PERMIT NO. 68559
FILE # SPR-1998-162

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 2525 Hi Country Ct TAX SCHEDULE NO. 2945-152-05-006
 SUBDIVISION Hi Country Business Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT 6 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Rocky Mt Business Partners NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 1000 Nth 9th Grand Junction
 (1) TELEPHONE 245-2046 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION
 (2) APPLICANT K&B Enterprises Inc. USE OF ALL EXISTING BLDGS _____
 (2) ADDRESS 1000 Nth 9th G.J. Co. DESCRIPTION OF WORK & INTENDED USE: New Construction
 (2) TELEPHONE 245-2046 New Metal Building OFFICE, WAREHOUSE
220 EMPLOYEES TOTAL

✓ 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 I-1 Landscaping / Screening Required: YES X NO _____
 SETBACKS: Front _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
 Parking Req't _____
 Side 0 from PL Rear 0 from PL Special Conditions: _____
 Maximum Height 65 feet
 Maximum coverage of lot by structures _____
 Census Tract 9 Traffic Zone 11 Annx # _____

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 [Signature] Date 9-10-98
 Department Approval [Signature] Date 12-15-97
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11749
 Utility Accounting [Signature] Date 11/13/98

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)