

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>8,966</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>72696 - Foundation only</u>
FILE # <u>SPR-1999-208</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2233 Sanford Drive
 SUBDIVISION SWD Sub.
 FILING _____ BLK _____ LOT 2
 OWNER Mar floor Realty LLC
 ADDRESS 569 32 1/2 Road
 TELEPHONE 434-6808
 APPLICANT As above
 ADDRESS _____
 TELEPHONE _____

TAX SCHEDULE NO. 2701-313-06-002
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 34,712
 SQ. FT. OF EXISTING BLDG(S) 0
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS NA
 DESCRIPTION OF WORK & INTENDED USE: _____

Office/shop for manufacture of flexible duct work < 20 EMPLOYEES

✓ 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
 SETBACKS: FRONT: _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
 SIDE: 0 from PL REAR: 0 from PL
 MAXIMUM HEIGHT 65'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 0

LANDSCAPING/SCREENING REQUIRED: YES NO _____
 PARKING REQUIREMENT: YES
 SPECIAL CONDITIONS: PERR SITE PLAN PER DATED 10.12.99
 CENSUS TRACT 9 TRAFFIC ZONE 7 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 John [Signature] Date 9/2/99
 Department Approval Bill [Signature] Date 10.12.99

PAID
DEC 7 - 1999
CMC

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>12727</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>12/1/99</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)