

Planning \$ <u>Paid</u>	Drainage \$ <u>-</u>
TCP \$ <u>-</u>	School Impact \$ <u>-</u>

BLDG PERMIT NO. <u>73678</u>
FILE # <u>FPA-1999-116</u>

PLANNING CLEARANCE

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

EX

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 287-27 Road
 SUBDIVISION Perkins Subdivision
 FILING 1st add. BLK 9 LOT 1, 2, 3

TAX SCHEDULE NO. 2945-261-03-008
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384
 SQ. FT. OF EXISTING BLDG(S) 56,000

OWNER AMETEK/Dixson
 ADDRESS 287-27 Road, Grand Jct., CO 81503
 TELEPHONE 970-242-8863

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS Electronics Manufactur in

APPLICANT K & G Enterprises, Inc.
 ADDRESS 2525 High Country Ct., CO
 TELEPHONE 970-245-2046

DESCRIPTION OF WORK & INTENDED USE: Environmental
testing of electronic manufactured
products. Addition of liquid nitrogen tank,
 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 PB
 SETBACKS: FRONT: - from Property Line (PL) or 45' from center of ROW, whichever is greater
 SIDE: 15' from PL REAR: 15' from PL
 MAXIMUM HEIGHT 40'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: No new spaces required
 SPECIAL CONDITIONS: _____
 CENSUS TRACT 13 TRAFFIC ZONE 44 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 Donald Lambert Date 1/24/2000
 Department Approval Jay V. Brien Date 1-24-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG in use concrete pad only</u>
Utility Accounting <u>CM Cole</u>			Date <u>1/24/00</u>

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