

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

BLDG PERMIT NO. <u>78833</u>
FILE # <u>-</u>

### PLANNING CLEARANCE

32848-25/2

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2530 E. FORESIGHT CIRCLE TAX SCHEDULE NO. 2945-033-12-001  
 SUBDIVISION FORESIGHT PARK STREETS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 800 G.F.  
 FILING 3 BLK 8 LOT 8 SQ. FT. OF EXISTING BLDG(S) -  
 OWNER ICM, INC. NO. OF DWELLING UNITS: BEFORE - AFTER -  
 ADDRESS 2530 E. FORESIGHT CIRCLE CONSTRUCTION  
 TELEPHONE 241-4760 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 APPLICANT FANHALS ARCHITECTS - MIKE ONEY USE OF ALL EXISTING BLDGS OFFICE/MANUFACTURING  
 ADDRESS 115 N. 5th St. Suite 440 DESCRIPTION OF WORK & INTENDED USE: EXPANSION  
 TELEPHONE 243-2122 OF MANUFACTURING SPACE  
800'

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 PI LANDSCAPING/SCREENING REQUIRED: YES - NO -  
 SETBACKS: FRONT: - from Property Line (PL) or - from center of ROW, whichever is greater  
 SIDE: - from PL REAR: - from PL PARKING REQUIREMENT: NO CHANGE  
 MAXIMUM HEIGHT (w/in interior courtyard) SPECIAL CONDITIONS: NO CHANGE IN USE -  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES - CENSUS TRACT 10 TRAFFIC ZONE 24 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 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 Michael Oney Date 2/8/00  
 Department Approval Ronnie Edwards Date 2/8/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No. <u>NO INCREASE IN EMP</u>
Utility Accounting <u>M. Oney</u>			Date <u>2/8/00</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)