

Planning \$ \emptyset	Drainage \$ \emptyset
TCP \$ 461.00	School Impact \$ \emptyset

BLDG PERMIT NO. 72927
FILE # SPR-1999-282

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 2457 INDUSTRIAL BLVD TAX SCHEDULE NO. 2945-091-03-018

SUBDIVISION Durham Center SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2000

FILING _____ BLK _____ LOT 20 SQ. FT. OF EXISTING BLDG(S) 12000

OWNER DIANORA A FOLKESSTAD & THOMAS FOLKESSTAD NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION

ADDRESS 2457 INDUSTRIAL BLVD NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

TELEPHONE 245-3809 USE OF ALL EXISTING BLDGS Cabinet Manuf.

APPLICANT Tom Folkostad DESCRIPTION OF WORK & INTENDED USE: _____

ADDRESS Same Lean To - Shed

TELEPHONE 245-3809

✓ 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 C-2 LANDSCAPING/SCREENING REQUIRED: YES _____ NO

SETBACKS: FRONT: _____ from Property Line (PL) or 25' from center of ROW, whichever is greater
SIDE: 0' from PL REAR: 0' from PL

PARKING REQUIREMENT: As per approved site plan.

MAXIMUM HEIGHT 40' SPECIAL CONDITIONS: _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES — CENSUS TRACT 4 TRAFFIC ZONE 10 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 [Signature] Date 1-17-99

Department Approval [Signature] Date 2-10-2000

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>2-10-00</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)