

Planning \$ —	Drainage \$ <u>0</u>
TCP \$ <u>5,541.20</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO. <u>83069</u>
FILE # <u>SS-2001-234</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 2452 'F' Road  
 SUBDIVISION TWENTY FOUR FIFTY TWO LLC  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2A

TAX SCHEDULE NO. 7945-044-04-001  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 13860  
 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

OWNER 2452 LLC  
 ADDRESS 2452 MATTERSON  
 TELEPHONE 242-3311

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS \_\_\_\_\_

APPLICANT FOLKESTAR CONST.  
 ADDRESS 2457 INDUSTRIAL  
 TELEPHONE 245-1434

DESCRIPTION OF WORK & INTENDED USE:  
NEW OFFICE BLDG  
20 EMPLOYEES - MIN 1E@W

✓ 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-1  
 SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 0 from PL REAR: 10 from PL  
 MAXIMUM HEIGHT 40'  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: YES  
 SPECIAL CONDITIONS: PER SITE PLAN  
SS-2001-234  
 CENSUS TRACT 9 TRAFFIC ZONE 4 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]  
 Department Approval [Signature]

Date 1-28-02  
 Date 1-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>14531</u>
Utility Accounting	<u>T. Bensley</u>		Date <u>1/28/02</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)