

Planning \$ <u>Paid</u>	Drainage <input checked="" type="checkbox"/>
TCP \$ <u>1,681.00</u>	School Impact \$ <input checked="" type="checkbox"/>

CC

B. PERMIT NO. <u>86137</u>
FILE # <u>SPR-2002-141</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 2323 Logos Drive

SUBDIVISION Interstate Commercial Park II

FILING _____ BLK 1 LOT 9

OWNER Thomas Folkestad

ADDRESS 2457 Industrial Blvd

TELEPHONE 970-245-1434

APPLICANT Tom Folkestad/Folkestad Const.

ADDRESS 2457 Industrial Blvd

TELEPHONE 245-1434

TAX SCHEDULE NO. 2701-323-18-009

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 6,250

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: _____

Construct 6,250 ft² Office/Shop

Building → NOT FOR VEHICLES PARS ONLY - 1 EOW PART

Small Wash bay → 6 EMP

** 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-2

SETBACKS: FRONT: 15' from Property Line (PL) or
from center of ROW, whichever is greater

SIDE: 0' from PL REAR: 10' from PL

Per Plan
MAXIMUM HEIGHT 40'

MAXIMUM COVERAGE OF LOT BY STRUCTURES N/A

LANDSCAPING/SCREENING REQUIRED: YES NO _____

PARKING REQUIREMENT: 7 + 1 H.C = 8

SPECIAL CONDITIONS: Sand + Oil Interceptor to be installed

CENSUS TRACT 9 TRAFFIC ZONE 91 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 Tom Folkestad Date 6-24-02

Department Approval Jen V. Bowen Date 9-2-02

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>15352</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/16/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)