Planning $ Ø	Drainage $ Ø
TCP $ 183.00	School Impact $ Ø

BLDG PERMIT NO.
FILE # MSP-2003-224

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

-$980

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2505 Weslo CT.

SUBDIVISION Weslo Commercial Sub

FILING _____ BLK 2 LOT 2

OWNER Weights Mesa LLC

ADDRESS 2550 G. Rd

CITY/STATE/ZIP G. J. Co. 81505

APPLICANT FASTENAL COMPANY

ADDRESS P.O. BOX 978 WINONA

CITY/STATE/ZIP MN 55987

TELEPHONE 801-936-0315 Tom

TAX SCHEDULE NO. 2945-101-19-002

SQ. FT. OF EXISTING BLDG(S) 2910 #7

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 750

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) _____

DESCRIPTION OF WORK & INTENDED USE: Addition to Bldg. 750 SFT.

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

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

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

MAX. HEIGHT 40'

MAX. COVERAGE OF LOT BY STRUCTURES 2.00 FAR

LANDSCAPING/SCREENING REQUIRED: YES X NO ~~20~~ less than

PARKING REQUIREMENT: 4 impl.

SPECIAL CONDITIONS: existing

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 12/14/03

Department Approval Senta L. Costello Date 12/15/03

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. no change
Utility Accounting Dottie Vanover			Date 12-16-03

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)