

Planning \$ <u>Paid</u>	Drainage <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

LOG PERMIT NO.
FILE # <u>SPR-2003-283</u>

PLANNING CLEARANCE

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

Grand Junction Community Development Department

~~11/16/03~~

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3021 559 Sandhill Rd
2439 River Road

TAX SCHEDULE NO. 2945-092-00-170

SUBDIVISION CITY MARKET SUBDIVISION

SQ. FT. OF PROPOSED BLDG(S)/ADDITION N/A

FILING _____ BLK _____ LOT 2

SQ. FT. OF EXISTING BLDG(S) 210,000 ±

OWNER GJ TECH CENTER, LLC
(Innovative Textiles)

NO. OF DWELLING UNITS: BEFORE 1 AFTER _____
CONSTRUCTION

ADDRESS 2105 I-70 Business Loop

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

TELEPHONE 970-242-3002

USE OF ALL EXISTING BLDGS Previously City Market whse

APPLICANT Konrad Krawland

DESCRIPTION OF WORK & INTENDED USE: parking lot imp.
office + warehouse remodel, HVAC, electrical

ADDRESS 2105 I-70 Business Loop

use = 50% light manufacturing, 50% other
uses allowed within I-2 zone

TELEPHONE 970-242-3002

✓ 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

LANDSCAPING/SCREENING REQUIRED: YES NO _____

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

PARKING REQUIREMENT: per plan

SIDE: _____ from PL REAR _____ from PL

SPECIAL CONDITIONS: interior remodel to
manufacturing + on-site improvements

MAXIMUM HEIGHT EXISTING

CENSUS TRACT _____ TRAFFIC ZONE N/A ANNEX _____

MAXIMUM COVERAGE OF LOT BY STRUCTURES _____

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 12/24/03

Department Approval Ronnie Edwards APA

Date 4/19/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>17176</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/21/04</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)