

Planning \$ <u>PR</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>N/A</u>

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

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

3600 ^{sq ft}
 approx

90127-51151

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 559 Sandhill Rd
 SUBDIVISION City Market Sub.
 FILING — BLK — LOT 2
 OWNER INNOVATIVE Textiles
 ADDRESS 559 Sandhill Rd
 CITY/STATE/ZIP 242-3002
 APPLICANT Konrad Krauland
 ADDRESS 559 Sandhill Rd
 CITY/STATE/ZIP 69 81505
 TELEPHONE 242-3002

TAX SCHEDULE NO. 2945-092-~~10-170~~
 SQ. FT. OF EXISTING BLDG(S) + 210,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS —

12-002 ^{new}

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) manufacturing
 DESCRIPTION OF WORK & INTENDED USE:
interior only for room - (makes the spools that fishing line goes on)

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

Pete This 260-8897

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

3.5 EQU

ZONE <u>F-2</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT <u>N/A</u> MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>no change</u> SPECIAL CONDITIONS: <u>part of original Phase 1-</u>
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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 Pete This Date 12/6/04
 Department Approval Bonnie Edwards Date 12/6/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>Interior Only</u>
Utility Accounting <u>NO</u>			Date <u>12/6/04</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)