

Planning \$ <u>Paid</u>	Drainage \$ <u>0</u>
TCP \$ <u>7653-</u>	School Impact \$ <u>0</u>

(R)

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 559 Sandhill Lane TAX SCHEDULE NO. 2945-092-00-170
SUBDIVISION City Market Subdivision SQ. FT. OF EXISTING BLDG(S) N/A
FILING _____ BLK _____ LOT _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 210,000⁺
OWNER INNOVATIVE TEXTILES
GJ Tech Center LLC MULTI-FAMILY:
ADDRESS 559 Sandhill Lane NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP Grand Jen, CO 81505 CONSTRUCTION
APPLICANT Konrad Krauland NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS 559 Sandhill Lane USE OF ALL EXISTING BLDG(S) manufacturing /
CITY/STATE/ZIP Grand Jen, CO 81505 DESCRIPTION OF WORK & INTENDED USE: _____
TELEPHONE 970-683-6700 add 34120⁺ warehouse to original
plan in existing building
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 <u>I-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>per plan</u>
SIDE: _____ from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>interior remodel</u>
MAX. HEIGHT _____	<u>to add 34120 SF warehouse</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	<u>to original SPR</u>

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 Konrad Krauland Date 12-10-04
Department Approval Laura E. Combs Date 12-10-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>17776</u>
Utility Accounting <u>[Signature]</u>			Date <u>12/10/04</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)

cc

"Rhonda Edwards" <rhondae@ci.grandjct.co.us>

Subject

Phase II Innovative Textiles - TCP Calculation

Gentlemen:

I am trying to calculate the TCP for the Phase II project as recently resubmitted. I seem to be running up a discrepancy in the SF's and need some clarification.

The response indicates 72445 SF office and 9269 SF warehouse, with 34120 SF warehouse being added to Phase I. (This adds up to 115832 SF.) Originally, Phase II was shown as 94,474 SF. The original Phase I was 119,632 SF by my records and the total building SF is shown as 210,058 SF.

Please confirm all square footages, including Phase I, so I can complete the calculations.

Thanks,

Laura C. Lamberty, PE
Development Engineer
City of Grand Junction
250 N 5th Street
Grand Junction, CO 81503
(970) 256-4155
(970) 256-4031 Fax

CC: "Rhonda Edwards" <rhondae@ci.grandjct.co.us>

From: <konrad@innotex.com>
To: "Laura Lamberty" <laural@ci.grandjct.co.us>, <jodyr@ci.grandjct.co.us>
Date: Thursday, December 09, 2004 5:51:26 PM
Subject: Re: Phase II Innovative Textiles - Planning Clearance

Laura and Jody:

I will be by mid morning on Friday to pick up a planning clearance for the amended Phase I Line. Thank you for your time and effort in helping us get the clearance.

I will bring a check for:
TCP - \$7653.00
PIF - \$1250.00
Total: \$8903.00

Please reply if there will be additional fees for the clearance.

We have decided to add another EQU to the plant investment fee because we have paid for 70 people and are approaching this number. We will not need to re-address the PIF issue until we have over 90 people working in our facility now.

Kindest regards, Konrad

PS: Laura - if this is not Jody's E-mail address, please forward.

Please note our new contact information as we have moved:

Our Direct Dial Numbers are 970-683- xxxx (4 digit extension)

Konrad L. Krauland 970-683-6700
Bill Wallace - 970-683-6705 - PowerPro Sales Manager
Drew Hanlon - 970-683-6706 - PowerPro Marketing Coordinator
Susan Paris - 970-683-6701 - Office Manager
Barb Lister - 970-683-6702 - Accounts Payable
Jamie Powell - 970-683-6703 - Customer Service

Innovative Textiles, Inc,
559 Sandhill Lane
Grand Junction, CO 81501

970-242-3002 (Tel)
800-650-8003 (Toll Free)
970-242-3030 (Fax)

"Laura Lamberty" <laural@ci.grandjct.co.us>
12/03/2004 12:43 PM

To
<Konrad@innotex.com>, <jlangford@tlcwest.com>