

Planning \$ <u>Paid</u>	Drain. \$ <u>0</u>
TCP \$ <u>7296.00</u>	School Impact \$ <u>NA</u>

LDG PERMIT NO.
FILE # <u>SPR-2005-002</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 2317 GRAND PARK DR. TAX SCHEDULE NO. 2701-323-12-007  
 SUBDIVISION GRAND PARK SOUTH SQ. FT. OF EXISTING BLDG(S) 7080 sq. ft. 0  
 FILING — BLK 2 LOT 7 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7080 sq. ft.

OWNER RICHARD SR., CLAUDIA, RICHARD JR. KELLM  
KIMBERLY NEVERDAHL (JOINT TENANTS)  
 ADDRESS 2488 Industrial Blvd.  
 CITY/STATE/ZIP Grand Junction, 81506

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1  
 CONSTRUCTION

APPLICANT FORD CONSTRUCTION  
 ADDRESS 714 ARROWEST RD. STE. A  
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505  
 TELEPHONE (970) 245-9343

USE OF ALL EXISTING BLDG(S) COMMERCIAL-INDUSTRIAL  
 DESCRIPTION OF WORK & INTENDED USE: WOOD SHOP - RENTAL (less than 2500)  
(separated by 3hr wall)

*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> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>2.0 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>10 - for Phase 1</u> SPECIAL CONDITIONS: <u>all landscaping for Phase One adjacent to Row must be installed before final CO.</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 Charlie Osborne Date 12-27-04  
 Department Approval Bonnie Edwards APA Date 3-08-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17955</u>
Utility Accounting <u>D. Bennett</u>	Date <u>3/8/05</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)