

Planning \$ <u>PR</u>	Drain. \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>MSP-2005-251</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 2449 Ruin Rd.
 SUBDIVISION SEE ATTACHED EXHIBIT A.
 FILING _____ BLK _____ LOT _____
 OWNER COORSTEK, INC.
 ADDRESS 16000 TABLE MT. PKWY
 CITY/STATE/ZIP GOLDEN, CO 80403
 APPLICANT JOHN BASKFIELD
 ADDRESS 437 Main St.
 CITY/STATE/ZIP Grand Junction, CO
 TELEPHONE 970 242-6804

TAX SCHEDULE NO. 2945-093-00-156 2945-094-00-* 166
 SQ. FT. OF EXISTING BLDG(S) 259, 130
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS Ø
MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Industrial
 DESCRIPTION OF WORK & INTENDED USE: Interior renovation, new concrete pad, new asphalt driveway; industrial.

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: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <u>X</u> PARKING REQUIREMENT: <u>No change</u> SPECIAL CONDITIONS: <u>% too small to require site impr.</u> <u>(interior renovation w/new asphalt & concrete area -)</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 _____ Date 10/20/2005
 Department Approval Ronnie Edwards APA Date 12/2/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>L. Bensley</u>	Date <u>12/2/05</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)