

Planning \$ <u> </u>	Drainage <u> </u> <u>N/A</u>
TCP \$ <u>8,627⁰⁰</u>	School Impact \$ <u>N/A</u>

BL PERMIT NO.
FILE # <u>SJK 2006-207</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
 SUBDIVISION Grand Park South
 FILING BLK 2 LOT 7

TAX SCHEDULE NO. 2701-323-12-007
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000⁺
 SQ. FT. OF EXISTING BLDG(S) 7080⁺

OWNER KNK Investments LLC
 ADDRESS 2317 Grand Park Dr
 TELEPHONE

NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Ford Construction Co
 ADDRESS 714 Arrowst Rd Ste A
 TELEPHONE 970 245 9343

USE OF ALL EXISTING BLDGS Office Warehouse

DESCRIPTION OF WORK & INTENDED USE:

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.
* only - (no manufacturing or shop use)

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ONE I-2

LANDSCAPING/SCREENING REQUIRED: YES X NO

SETBACKS: FRONT: 15' from Property Line (PL) or
 from center of ROW, whichever is greater

PARKING REQUIREMENT: 14 spaces

SIDE: 0' from PL - REAR: 10' from PL

SPECIAL CONDITIONS: office

MAXIMUM HEIGHT 20'
20' if landscaping is required

MAXIMUM COVERAGE OF LOT BY STRUCTURES 75% FAR 2.0 CENSUS TRACT TRAFFIC ZONE ANNEX

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 7-6-06

Department Approval [Signature]

Date 9-25-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>121235</u>
Utility Accounting <u>[Signature]</u>			Date <u>10/1/06</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)