

Planning \$ <u>12</u>	Drainage <u>N/A</u>
TCP \$ <u>8,637.00</u>	School Impact \$ <u>N/A</u>

BLD PERMIT NO.
FILE # <u>SPT 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  
 OWNER KNK Investments LLC  
 ADDRESS 2317 Grand Park Dr  
 TELEPHONE       
 APPLICANT Ford Construction Co  
 ADDRESS 714 Arrowst Rd Ste A  
 TELEPHONE 970 245 9343

TAX SCHEDULE NO. 2701-323-12-007  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10,000  
 SQ. FT. OF EXISTING BLDG(S) 7,080  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 CONSTRUCTION  
 USE OF ALL EXISTING BLDGS Office Warehouse  
 DESCRIPTION OF WORK & INTENDED USE: Office Warehouse -  
\* only - (no manufacturing  
or shop use)

✓ 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 T-2  
 SETBACKS: FRONT: 15 from Property Line (PL) or  
 from center of ROW, whichever is greater  
 SIDE: 10 from PL REAR: 10 from PL  
100' if landscaping is required  
 MAXIMUM HEIGHT 10  
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 75% FAR 2.0

LANDSCAPING/SCREENING REQUIRED: YES X NO       
 PARKING REQUIREMENT: 14 spaces  
 SPECIAL CONDITIONS: office  
 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 Shanada Jelic Date 7-6-06  
 Department Approval Bronie Edwards 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>Kate Cleburne</u>	Date <u>10/9/06</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)