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| Planning \$ <u>N/A</u> | Drains : <u>N/A</u> |
| TCP \$ <u>\$,952.00</u> | School Impact \$ <u>N/A</u> |

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| DG PERMIT NO. |
| FILE # <u>CUP-2005-218</u> |

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

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| BUILDING ADDRESS <u>2155 H Road</u> | TAX SCHEDULE NO. <u>2697-361-13-002</u> |
| SUBDIVISION <u>Knight & Durmas Simple Sub.</u> | SQ. FT. OF EXISTING BLDG(S) <u>0</u> |
| FILING _____ BLK _____ LOT <u>2</u> | SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>8000</u> |
| OWNER <u>Knight & Durmas Properties LLC</u> | MULTI-FAMILY: |
| ADDRESS <u>780 2 1/2 Road</u> | NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>0</u> |
| CITY/STATE/ZIP <u>Grand Jct. CO 81505</u> | CONSTRUCTION |
| APPLICANT <u>TPI / Chris McCallum</u> | NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> |
| ADDRESS <u>2471 River Road - Unit A</u> | CONSTRUCTION |
| CITY/STATE/ZIP <u>Grand Jct. CO 81505</u> | USE OF ALL EXISTING BLDG(S) <u>NA</u> |
| TELEPHONE <u>243-4642</u> | DESCRIPTION OF WORK & INTENDED USE: _____ |
| | <u>Construct 8000 ft² Office/Shop</u> |
| | <u>Building for lease</u> |

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

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| ZONE <u>I-1, LIGHT INDUSTRIAL</u> | LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ |
| SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater | PARKING REQUIREMENT: <u>11 spaces / 14 proposed</u> |
| SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL | SPECIAL CONDITIONS: <u>PER APPROVED COND.</u> |
| MAX. HEIGHT <u>40'</u> | <u>USE PERMIT AND SITE PLAN BY THE</u> |
| MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u> | <u>PLANNING COMMISSION.</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).

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| Applicant's Signature <u>[Signature]</u> | Date <u>7-11-05</u> |
| Department Approval <u>[Signature]</u> | Date <u>5-10-06</u> |

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|--|---|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO _____ | W/O No. <u>19075</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>5/10/06</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)