

Planning \$ <u>Pd 10<sup>th</sup></u>	Draina <u>N/A</u>
TCP \$ <u>35,808.00</u>	School Impact \$ <u>No</u>

DG PERMIT NO.
FILE # <u>CUP-2006-187</u>

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

### Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

9H  
2304

BUILDING ADDRESS <u>TBD <del>3306</del> Hayes Drive</u>	TAX SCHEDULE NO. <u>2101-323-08-007</u>
SUBDIVISION <u>Interstate Comm. Park III</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>2</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>30,000</u> <u>32,000</u> <i>1<sup>st</sup> floor 28,000</i>
OWNER <u>Rocky Mt. Production Co. LLC</u>	MULTI-FAMILY: <u>2<sup>nd</sup> fl 4,000</u>
ADDRESS <u>716 Arrowood Rd # B</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction, Colo. 81505</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u> CONSTRUCTION
APPLICANT <u>Rocky Mt. Production Co. LLC</u>	USE OF ALL EXISTING BLDG(S) _____
ADDRESS <u>716 Arrowood Rd # B</u>	DESCRIPTION OF WORK & INTENDED USE: <u>New</u>
CITY/STATE/ZIP <u>Grand Junction, Colo. 81505</u>	<u>office shop on 3 Acres</u>
TELEPHONE <u>257-0458</u>	<u>with outside storage &amp; storage of</u>

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>T-2</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____ <i>per plan</i>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL)-or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>51 spaces incl. 2 H.C.</u>
SIDE: <u>0</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>Storage of explosives</u>
MAX. HEIGHT <u>40'</u>	<u>C.U.P. approved 8/22/06</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 <u>Thomas G. Schultz</u>	Date <u>10-11-06</u>
Department Approval <u>Jeri V. Bowers</u>	Date <u>10-11-06</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Paid (19431)</u> <i>(W/O #)</i>
Utility Accounting <u>2</u>	Date <u>10/11/06</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)