

Planning \$ <u>N/A</u>	Drainage <u>\$ 8118.13</u>
TCP \$ <u>29,696</u>	School Impact \$ <u>N/A</u>

DG PERMIT NO.
FILE # <u>SPR-2005-257</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 2234 RAILROAD AVENUE TAX SCHEDULE NO. 2945-062-05-007
 SUBDIVISION ~~Railroad Industrial Park~~ LOGGANS JUNG SQ. FT. OF EXISTING BLDG(S) N/A
 FILING _____ BLK 2 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 33,980 SF

OWNER The Banks Group, LLC MULTI-FAMILY:
 ADDRESS 1948 South West Temple NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP Salt Lake City, Ut. 84115 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT Ford Construction USE OF ALL EXISTING BLDG(S) Warehouse / Distribution
 ADDRESS 714 Arrowest Rd DESCRIPTION OF WORK & INTENDED USE: _____
 CITY/STATE/ZIP Grand Jct., Co 81505 Warehouse / Distribution of
 TELEPHONE (970) 245-9343 Specialty woods

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-1, LIGHT INDUSTRIAL</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____ PARKING REQUIREMENT: <u>34 SPACES</u> SPECIAL CONDITIONS: <u>FORM BOARD SURVEY FROM LICENSED LAND SURVEYOR REQUIRED PRIOR TO FOUNDATION WALL POUR. PER APPROVED SITE PLAN.</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 <u>[Signature]</u>	Date <u>9-15-05</u>
Department Approval <u>[Signature]</u>	Date <u>2-14-06</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>18817</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/14/06</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)