

Planning \$ <u>N/A</u>	Drainr \$ <u>N/A</u>
TCP \$ <u>14,099.40</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>SPR-2006-107</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 2240 Railroad Avenue
 SUBDIVISION Loggains Subdivision
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2945-062-07-002
 SQ. FT. OF EXISTING BLDG(S) Ø
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 12,600 ft²

OWNER Bekon Properties, LLC
 ADDRESS 10897 N. 78th Street
 CITY/STATE/ZIP Scottsdale, AZ 85260

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE Ø AFTER Ø
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE Ø AFTER 1
 CONSTRUCTION

APPLICANT Bill Oswald
 ADDRESS 2526 Patterson Rd, Ste. 101
 CITY/STATE/ZIP Grand Jct., CO 81505
 TELEPHONE (970) 242-1423

USE OF ALL EXISTING BLDG(S) ~~OFFICE/WAREHOUSE~~
N/A
 DESCRIPTION OF WORK & INTENDED USE: _____
OFFICE / WAREHOUSE

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>23 Req. 24 PROVIDED</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS. WILL NEED TO RECORD REVOCABLE PERMIT FOR LANDSCAP PRIOR TO CERT. OF OCCUPANCY.</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 W. A. Oswald Date 3-21-06
 Department Approval John D. Peterson Date 8-1-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>19439</u>
Utility Accounting	<u>Kate Elsbury</u>		Date <u>8/30/06</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)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 7/25/2006 8:43 am
Subject: RE: Key Fishing & Rental

7/25/06

Based on information submitted to this office, Key Fishing & Rental, located at 2240 Railroad Avenue, will be required to install an oil/sand interceptor having a minimum capacity of 1000 gallons and having at least two compartments.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.

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