

Planning \$ <u>N/A</u>	Drain: \$ <u>N/A</u>
TCP \$ <u>16,113.60</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>SPR-2006-104</u>

PLANNING CLEARANCE

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

COPY

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2250 Railroad Avenue
 SUBDIVISION Railhead Industrial Park
 FILING _____ ^{Part of} BLK 2 LOT _____

TAX SCHEDULE NO. 2945-062-05-003
 SQ. FT. OF EXISTING BLDG(S) N/A
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 14,400 ft²

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

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION

APPLICANT Bill Oswald, Alco Building
 ADDRESS 2526 Patterson Rd, Ste. 101
 CITY/STATE/ZIP Grand Jt., CO 81505
 TELEPHONE 970-242-1423

USE OF ALL EXISTING BLDG(S) N/A
 DESCRIPTION OF WORK & INTENDED USE:
warehouse/office

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 <input type="checkbox"/> PARKING REQUIREMENT: <u>26 req. 26 provided</u> SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS. WILL NEED TO RECORD REVOCABLE PERMIT FOR LANDSCAPING AND ALSO 14' MULTI-PURPOSE EASEMENT DEDICATION 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 [Signature]
 Department Approval [Signature]

Date 3-22-06
 Date 8-1-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19501</u>
Utility Accounting <u>[Signature]</u>			Date <u>9/22/06</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)