

Planning \$ <u>N/A</u>	Drain. \$ <u>9,867.00</u>
TCP \$ <u>18,352.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SPR-2006-029</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

#12,533.06  
UNDERGROUND FEE

THIS SECTION TO BE COMPLETED BY APPLICANT

(per Douglas Henderson) 11-29-07  
#3P

2329  
BUILDING ADDRESS 2329 River Road  
SUBDIVISION NE 1/4, SW 1/4, Sec. 5, T1S, R1W  
of the 10th Meridian - Metes + Bounds  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

2945-053-13-001  
TAX SCHEDULE NO. 2945-053-00-109  
SQ. FT. OF EXISTING BLDG(S) N/A - Vacant  
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 16,400

OWNER Power Land Company II, LLC (Power Equipment)  
ADDRESS P.O. Box 28  
CITY/STATE/ZIP Denver, CO 80201

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

APPLICANT Clancy Walsh  
ADDRESS 2730 Hwy 50 South  
CITY/STATE/ZIP GRAND JUNCTION, CO  
TELEPHONE (970) 2

USE OF ALL EXISTING BLDG(S) EQUIPMENT RENTAL/SALES  
DESCRIPTION OF WORK & INTENDED USE: NEW CONSTRUCTION OF BUILDING & SITE IMPROVEMENTS

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>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>29 Req. - 31 provided</u>
SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS. SEE CITY APPROVAL LETTER FOR CONDITIONS OF APPROVAL.</u>
MAX. HEIGHT <u>40'</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 Clancy Walsh Date 1/17/06  
Department Approval Scott A. Peter Robert Matz, President Date 12-21-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>19823</u>
Utility Accounting <u>Kate Ebberly</u>	Date <u>12/22/06</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)

Planning \$ <u>N/A</u>	Drain \$ <u>9,867.00</u>
TCP \$ <u>18,352.00</u>	School Impact \$ <u>N/A</u>

LDG PERMIT NO.
FILE # <u>SPE-2006-029</u>

\$12,533.36  
UNDERGROUND FEE

### 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 2331 River Road  
SUBDIVISION NE 1/4, SW 1/4, Sec. 5, T1S, R1W  
FILING BLK LOT OF THE DE MERIDIAN - METES & BOUNDS

TAX SCHEDULE NO. 2945-053-00-107  
SQ. FT. OF EXISTING BLDG(S) N/A-VACANT  
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 16,400

OWNER Power Land Company II, LLC (Power Equipment)  
ADDRESS P.O. Box 28  
CITY/STATE/ZIP Denver, CO 80201

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

APPLICANT CLANCY WALSH  
ADDRESS 2730 Hwy 50 South  
CITY/STATE/ZIP GRAND JUNCTION, CO  
TELEPHONE (970) 2

USE OF ALL EXISTING BLDG(S) EQUIPMENT RENTAL/SALES

DESCRIPTION OF WORK & INTENDED USE:  
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Department Approval Scott A. Peter Robert Matz, President Date 12-21-06

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Utility Accounting <u>Kate Esberry</u>	Date <u>12/22/06</u>

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