

Planning \$ <u>Pd w/ App</u>	Drain: \$ <u>7,106</u>
TCP \$ <u>42,746</u>	School Impact \$ <u>0</u>

LDG PERMIT NO.
FILE # <u>SPR-2005-283</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 1328 WINTERS AVENUE

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER CLARENCE & SHIRLEY WOOD

ADDRESS 1328 WINTERS AVENUE

CITY/STATE/ZIP GRAND JUNCTION, CO 81501

TAX SCHEDULE NO. 2945-242-12-013/2945-242-12-021

SQ. FT. OF EXISTING BLDG(S) 48,912

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 35,200

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT CAPCO

ADDRESS P.O. Box 1028

CITY/STATE/ZIP GRAND JUNCTION, CO 81502

TELEPHONE 970-243-8750

USE OF ALL EXISTING BLDG(S) INDUSTRIAL

DESCRIPTION OF WORK & INTENDED USE: 38,211 SF
35,000 SF
BUILDING EXPANSION WITH ASSOCIATED
PARKING & LANDSCAPING

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-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>154 req'd 170 provided</u> SPECIAL CONDITIONS: _____
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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] Date 10-20-05

Department Approval [Signature] Date 9/20/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>			Date <u>10/9/06</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)