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|------------------------|------------------|
| Planning \$ | Drawings \$ |
| TCP \$ <u>1,481.40</u> | School Impact \$ |

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

PLANNING CLEARANCE

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

Grand Junction Community Development Department

952 Equ's

THIS SECTION TO BE COMPLETED BY APPLICANT

12454-7759

BUILDING ADDRESS 607 Hollingsworth St TAX SCHEDULE NO. 2945-033-11-005

SUBDIVISION ForeSight Park for Industry SQ. FT. OF EXISTING BLDG(S) Approx 45000 sq ft

FILING 2 BLK 3 LOT 1,2,3 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1800 sq ft

OWNER RPT Properties, LLC MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE — AFTER —
 CONSTRUCTION

ADDRESS 607 Hollingsworth
 CITY/STATE/ZIP Grand Junction CO 81505 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2
 CONSTRUCTION

APPLICANT Lee Kembel USE OF ALL EXISTING BLDG(S) Manufacture
Storage Area - Warehouse
 DESCRIPTION OF WORK & INTENDED USE:
Temporary structure to be used
as storage

TELEPHONE 970-241-4700

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-0</u> | LANDSCAPING/SCREENING REQUIRED: YES <u>A</u> NO <u>—</u> |
| SETBACKS: FRONT: <u>25</u> from Property Line (PL) or <u>15</u> from center of ROW, whichever is greater SIDE: <u>15</u> from PL REAR: <u>25</u> from PL | PARKING REQUIREMENT: _____ SPECIAL CONDITIONS: <u>30 x 60 structure</u> |
| MAX. HEIGHT <u>40</u> | _____ |
| MAX. COVERAGE OF LOT BY STRUCTURES _____ | _____ |

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 Lee Kembel Date 7-16-07

Department Approval [Signature] Date 7/27/07

| | | | |
|--|---------------------|--|------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>No write Swr Charge</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>7/27/07</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)