Planning \$ Paid Draine \$ N/A	DG PERMIT NO.
TCP \$ /8, 7//.00 School Impact \$ N /A	FILE # SPR - 2007 - 100
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 2322 I-70 Frontage	TAX SCHEDULE NO. 2701-322-07-002/004
SUBDIVISION	SQ. FT. OF EXISTING BLDG(S) 74,576
FILING BLK LOT2	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20,000
OWNER Wagner Equipment, Co	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFOREAFTER CONSTRUCTION
ADDRESS <u>18000 E. Smith St.</u> CITY/STATE/ZIP <u>Aurora</u> CO 80011	NO. OF BLDGS ON PARCEL: BEFOREAFTER CONSTRUCTION
Dave Ingram	USE OF ALL EXISTING BLDG(S) warehouse
ADDRESS 18000 E. Smith St.	DESCRIPTION OF WORK & INTENDED USE: interior
CITY/STATE/ZIP <u>Aurora CO 80011</u>	renovations/new construction of 20,000
TELEPHONE	facility
Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.	
THIS SECTION TO BE COMPLETED BY COM	IMUNITY DEVELOPMENT DEPARTMENT STAFF
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THIS SECTION TO BE COMPLETED BY COM ZONE $\underline{\mathcal{I}}_{-}/$ SETBACKS: FRONT: $\underline{\mathcal{I}}_{-}^{\prime}$ from Property Line (PL) or	IMUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES X NO PARKING REQUIREMENT: SPECIAL CONDITIONS: <u>Persig o Prc-freatment</u>
THIS SECTION TO BE COMPLETED BY COM ZONE $\underline{\int -1}$ SETBACKS: FRONT: $\underline{\int 5'}$ from Property Line (PL) or from center of ROW, whichever is greater SIDE: $\underline{5'}$ from PL REAR: $\underline{\int 0'}$ from PL	IMUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COM ZONE $I - I$ SETBACKS: FRONT: $I - 5'$ from Property Line (PL) or from center of ROW, whichever is greater SIDE: $5'$ from PL REAR: $I0'$ from PL MAX. HEIGHT $40'$ MAX. COVERAGE OF LOT BY STRUCTURES N/A	IMUNITY DEVELOPMENT DEPARTMENT STAFF LANDSCAPING/SCREENING REQUIRED: YES X NO PARKING REQUIREMENT: SPECIAL CONDITIONS: <u>Persig o Prc-freatment</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)