

Planning \$ Pd.	Drainage \$ —
TCP \$ 9,092.16	School Impact \$ N/A

BLDG PERMIT NO.
FILE # SPR-2007-102

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 <u>825 NORTH CREST DR.</u>	TAX SCHEDULE NO. <u>2701-254-10-002</u>
SUBDIVISION <u>NORTH CREST INDUSTRIAL PARK</u>	SQ. FT. OF EXISTING BLDG(S) _____
FILING <u>2</u> BLK <u>2</u> LOT <u>1</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>7,872</u>
OWNER <u>TML ENTERPRISES INC.</u>	MULTI-FAMILY:
ADDRESS <u>PO Box 2569</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>GRAND JUNCTION, CO 81502</u>	CONSTRUCTION
APPLICANT <u>TML ENTERPRISES INC.</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>PO Box 2569</u>	CONSTRUCTION
CITY/STATE/ZIP <u>GRAND JUNCTION, CO 81502</u>	USE OF ALL EXISTING BLDG(S) <u>N/A</u>
TELEPHONE <u>970-245-9271</u>	<u>Less than 20 employees.</u>
	DESCRIPTION OF WORK & INTENDED USE:
	<u>CONSTRUCT 7,872 SF</u>
	<u>OFFICE BUILDING -</u>

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-O</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>27</u>
SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL	SPECIAL CONDITIONS: <u>per plans dated</u>
MAX. HEIGHT <u>40'</u>	<u>6/26/07</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>.75 FAR</u>	<u>27 parking spaces req'd</u>
	<u>2 are N/C</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 <u>John Mackaus</u>	Date <u>8/8/07</u>
Department Approval <u>Kormie Edwards</u>	Date <u>8/8/07</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>20532</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/10/07</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)