

Planning \$ Pd	Drainage \$ detention
TCP \$ will be paid	School Impact \$ N/A

BLDG PERMIT NO.
FILE # CUP 2007-151

W/ bldg planning
clearance -

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 2788 Printers Ct.
 SUBDIVISION Printers Park
 FILING 3 BLK _____ LOT 6
 OWNER Fordman Investments LLC
 ADDRESS 660 Bean Ranch Rd
 CITY/STATE/ZIP Whitewater CO 81527

TAX SCHEDULE NO. 2701-361-39-014
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,531
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) vacant -

APPLICANT Ford Construction
 ADDRESS 714 Arrowst Rd Ste A
 CITY/STATE/ZIP GJ 81505
 TELEPHONE 245-9343

DESCRIPTION OF WORK & INTENDED USE: - dirt work only
Wdg construction w/ separate planning
clearance after Planning Commission
approval

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-D</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>278 -</u>
SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL	SPECIAL CONDITIONS: <u>Dirt Work -</u>
MAX. HEIGHT <u>40'</u>	<u>- Only -</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>.75 FAR</u>	<u>NO building yet</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 Marcy Kram Date 8-27-07
 Department Approval Ronnie Edwards Date 8-27-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO Building yet</u>
Utility Accounting <u>Debi Oberholt</u>	Date <u>8-27-07</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)