

Planning \$ <u>Pd</u>	Drain: \$ <u>detention</u>
TCP \$ <u>14,297⁰⁰</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>CLP 2007-151</u>

PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

approved at P.C. on 9/25/07

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2788 Printers Ct
 SUBDIVISION Printers Park
2701-361-39-014
 FILING 3 BLK _____ LOT 6
 OWNER Fordman Investments LLC
 ADDRESS 660 Bean Ranch Road
 CITY/STATE/ZIP Whitewater CO 81527
 APPLICANT Ford Construction Co Inc
 ADDRESS 714 Arrowest Rd, Suite A
 CITY/STATE/ZIP Grand Junction CO 81505
 TELEPHONE 970 245-9343

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: N/A
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Office/Warehouse
 DESCRIPTION OF WORK & INTENDED USE:
New Construction - 2 story
offices

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>X</u> 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>6/27/07 & signed by City</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>75 FAR</u>	<u>Staff 8/27/07 -</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 Amara Becker Date 5-9-07
 Department Approval Ronnie Edwards Date 9/25/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20664</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/28/07</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)