

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>1,316.80</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Permit No. <u>09-00018</u>
File # <u>SPR-2008-368</u>

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS 788 22 Road

TAX SCHEDULE NO. 2701 312 03 003

SUBDIVISION TIC Industrial PK

SQ. FT. OF EXISTING BLDG(S) 10,870

FILING BLK Sec 31 LOT 3  
IN 1W

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,600

OWNER FedEx Freight West, Inc

**MULTI-FAMILY:**  
NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

ADDRESS 6411 Guadalupe Mine Rd

CITY/STATE/ZIP San Jose, CA 95120

NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
CONSTRUCTION

APPLICANT FedEx Freight West (Chris Ivester)

USE OF ALL EXISTING BLDG(S) \_\_\_\_\_

ADDRESS 9351 Willow Court

DESCRIPTION OF WORK & INTENDED USE: Erect 1,600

CITY/STATE/ZIP 303-289-1303 Henderson, CO 80540

TELEPHONE 303-289-1303

sq. ft. accessory structure for truck Maintenance (accessory use to Warehouse and Freight)

*Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.*

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u> <i>accessory</i>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>25</u> from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	PARKING REQUIREMENT: <u>N.A.</u>
MAX. HEIGHT <u>40'</u>	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N.A.</u>	SPECIAL CONDITIONS: <u>CITY WILL ISSUE TCO (TEMPORARY CERTIF. OF OCCUPANCY) UNTIL landscaping complete.</u>

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Chris Ivester Date 11/20/08 06 2009

Planning Approval Judith A. Fox Date 12/19/2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C Bensley</u>			Date <u>1/6/08</u> 2009

**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)