

Planning \$ <u>PL</u>	Drainage \$ <u>w/ Sub</u>
TCP \$ <u>17,925.60</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>CUP 2007-201</u>

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 826 North Crest Dr. TAX SCHEDULE NO. 2701-254-10-006

SUBDIVISION North Crest Industrial Park SQ. FT. OF EXISTING BLDG(S) 0

FILING 2 BLK 2 LOT 5 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 15,520 *

OWNER Kathleen Enders MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE - AFTER -
 CONSTRUCTION

ADDRESS 4285 County Rd 141 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CITY/STATE/ZIP Durango, CO 81303 CONSTRUCTION

APPLICANT Alco Building USE OF ALL EXISTING BLDG(S) vacant

ADDRESS 2526 Patterson Rd DESCRIPTION OF WORK & INTENDED USE:
 CITY/STATE/ZIP CO #101 office/warehouse facility

TELEPHONE 81505-242-1423

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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>15'</u> from PL REAR: <u>25'</u> from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>per plans stamped</u> <u>9/27/07</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR.75</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 W A Oswald Date 3-21-08

Department Approval Ronnie Edwards Date 3-21-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20945</u>
Utility Accounting	<u>Chilcote</u>		Date <u>3/21/08</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)