

Planning \$ <u>PR</u>	Drainage <u>0 - detention</u>
TCP \$ <u>\$ 67,887</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>SPR 2008-223</u>

M

inspection fees
\$3,570.00

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 2771, 2773, 2779 D Rd

TAX SCHEDULE NO. 2945-241-00-246,015,012

SUBDIVISION Pro Build Sub.

SQ. FT. OF EXISTING BLDG(S) -
 Bldg 1 = 41,400 Bldg 2 = 7200^{sq}
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS Bldg 3 = 3600^{sq}

FILING - BLK - LOT 1#2

OWNER Pro Build Real Estate Holdings

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

ADDRESS 7595 Technology Way, Ste 500

CITY/STATE/ZIP Denver, Co 80237

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3
 CONSTRUCTION

APPLICANT Austin Civil Group, Inc.

USE OF ALL EXISTING BLDG(S) Vacant

ADDRESS 336 MAIN Street, Ste 203

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP Grand Junction, Co 81501

Construct wholesale Lumber Yard
& create 2 lots - office/warehouse/storage

TELEPHONE 970-242-7540

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-1</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO <u>-</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>79 sp. -</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>-</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>-</u>	

PAID
 NOV 17 2008
 RB

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 Kim Dorr Date 7-2-08

Department Approval Ronnie Edwards Date 11/17/08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO <u>-</u>	W/O No. <u>21274</u>
Utility Accounting <u>Done</u>		Date <u>11/17/08</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)