

Planning \$ <u>0</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-350</u>

## PLANNING CLEARANCE

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

*pegg's scan*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 3199 D Rd  
~~365 32 ROAD~~

SUBDIVISION CORN INDUSTRIAL PARK

FILING \_\_\_\_\_ BLK 1 LOT 1

OWNER HULLIBURTON

ADDRESS 3199 D ROAD

CITY/STATE/ZIP GJ, CO 81504

APPLICANT FCA CONSTRUCTORS, INC.

ADDRESS 3070 I-70B, BLDG A

CITY/STATE/ZIP GJ, CO 81504

TELEPHONE 970-523-0578

TAX SCHEDULE NO. 2943-221-15-001

SQ. FT. OF EXISTING BLDG(S) 122,542 SF

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 41,400 SF<sup>2</sup>

**MULTI-FAMILY:**

NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CONSTRUCTION

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

USE OF ALL EXISTING BLDG(S) INDUSTRIAL/OFFICES

DESCRIPTION OF WORK & INTENDED USE: FOUNDATION  
MMY CLEARANCE FOR BLDG D;  
30,000 SF SHOP/OFFICE

*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 _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>15'</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>	SPECIAL CONDITIONS: <u>FOUNDATION ONLY</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</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 D. KASHNITZ Date 3/20/2008

Department Approval [Signature] Date 3/20/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>20943</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/20/08</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)