

Planning \$ <u>PD</u>	Drain. \$ <u>no new improvements</u>	LDG PERMIT NO.
TCP \$ <u>no new structures</u>	School Impact \$ <u>N/A</u>	FILE # <u>MSP-2008-012</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 2530 E. Foresight Cir. TAX SCHEDULE NO. 2945-033-12-006
SUBDIVISION Foresight Park SQ. FT. OF EXISTING BLDG(S) 34,185
FILING 3 BLK 8 LOT 6-7-8 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0
OWNER ICM Properties, LLC MULTI-FAMILY:
ADDRESS 607 Hollingsworth St. NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
CITY/STATE/ZIP Grand Junction, CO 81505 CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION
APPLICANT same as owner/Reynolds Polymer USE OF ALL EXISTING BLDG(S) Industrial
ADDRESS 2530 E. Foresight Cir. DESCRIPTION OF WORK & INTENDED USE: outdoor storage
CITY/STATE/ZIP Grand Junction CO 81505 expansion & fencing
TELEPHONE 970-241-4700/Lee Kembel
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 checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>no building proposed</u> from Property Line (PL) or <u>no building proposed</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>no change</u>
SIDE: <u>no building proposed</u> from PL REAR: <u>no building proposed</u> from PL	SPECIAL CONDITIONS: <u>landscaping per plans dated 2/19/08</u>
MAX. HEIGHT _____	<u>(no structures)</u>
MAX. COVERAGE OF LOT BY STRUCTURES _____	

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 Peter DeGroot Date 1/10/08
Department Approval Bonnie Edwards Date 2/28/08

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>f. Bensley</u>	Date <u>2/28/08</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)