

Planning \$ <u>10</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>607 Hollingsworth St</u>	TAX SCHEDULE NO. <u>2945 033-11-005</u>
SUBDIVISION <u>ForeSight Business Park</u>	SQ. FT. OF EXISTING BLDG(S) <u>33,000 sq</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>900 sqft</u>
OWNER <u>RPT Properties LLC</u>	<b>MULTI-FAMILY:</b>
ADDRESS <u>607 Hollingsworth St</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>Grand Junction CO 81505</u>	CONSTRUCTION
APPLICANT <u>Lee Kembel</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>607 Hollingsworth St</u>	CONSTRUCTION
CITY/STATE/ZIP <u>Grand Junction CO</u>	USE OF ALL EXISTING BLDG(S) <u>Manufacturing Storage</u>
TELEPHONE <u>970-241-4700</u>	DESCRIPTION OF WORK & INTENDED USE: <u>Cover to existing racking</u>

**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-0</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>15/25</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: _____
SIDE: <u>15/15</u> from PL REAR: <u>25/25</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>75%</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.

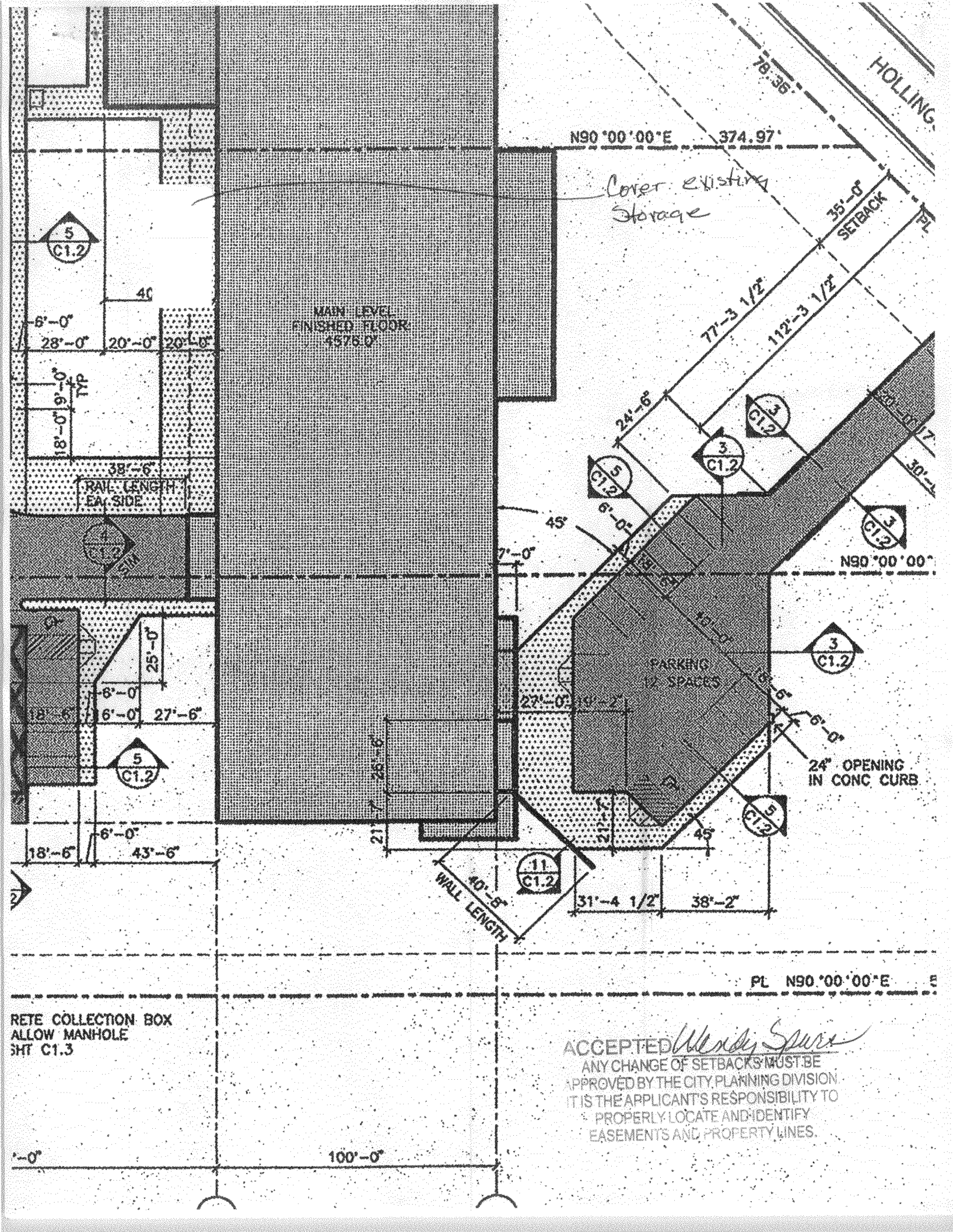
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature <u>Lee Kembel</u>	Date <u>9-17-08</u>
Planning Approval <u>Wendy Spurr</u>	Date <u>9/17/08</u>

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Rose Ruel</u>	Date <u>9/17/08</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)



HOLLING

N90°00'00"E 374.97'

Cover existing Storage

35'-0" SETBACK

MAIN LEVEL FINISHED FLOOR 4576.0'

77'-3 1/2"

112'-3 1/2"

RAIL LENGTH EA. SIDE

N90°00'00"

PARKING 12 SPACES

24" OPENING IN CONC CURB

RETE COLLECTION BOX ALLOW MANHOLE SHIT C1.3

ACCEPTED *Wendy Spurr*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

100'-0"