

Planning \$ <u>N/A</u>	Drainage \$ <u>N/A</u>
TCP \$ <u>52,049.53</u>	School Impact \$ <u>N/A</u>

BLOG PERMIT NO.
FILE # <u>SPR-2008-162</u>

UNDERGROUND NO. 417, 185-50 **PLANNING CLEARANCE**
 (site plan review, multi-family development, non-residential development)
 INSPECTION # 1,230-00 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2192 H ~~205-22~~ ROAD
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 OWNER Diesel Services Inc
 ADDRESS 2309 Grand Park Dr
 CITY/STATE/ZIP Grand Junction CO 81505

TAX SCHEDULE NO. 2697-254-00-015
 SQ. FT. OF EXISTING BLDG(S) ~~2184~~ 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS ~~24,872~~
 MULTI-FAMILY: (2 BUILDINGS) 27,272
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 2 CONSTRUCTION

APPLICANT CCI ENGINEERING **PAID**
 ADDRESS 1129 24 ROAD DEC 12 2008
 CITY/STATE/ZIP GRAND JUNCTION / CO / 81505
 TELEPHONE 970-245-0577

USE OF ALL EXISTING BLDG(S) ~~DWELLING UNIT~~
 DESCRIPTION OF WORK & INTENDED USE: CONSTRUCT INDUSTRIAL SHOP/OFFICE FOR DIESEL ENGINE REPAIR FACILITY AND CONSTRUCT 40' X 60' ACCESSORY BUILDING. SDP 12-17-08

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, LIGHT INDUSTRIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE SITE PLAN.</u>
SIDE: <u>5'</u> from PL REAR: <u>16'</u> from PL	SPECIAL CONDITIONS: <u>PER APPROVED SITE AND LANDSCAPING PLANS, ETC.</u>
MAX. HEIGHT <u>40'</u>	PAID
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

DEC 12 2008

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 [Signature] Date 4/25/08
 Department Approval [Signature] Date 12-9-08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21291</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/12/08</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)