

Planning \$ <u> </u>	Drainage \$ <u>7,406.49</u>
TCP \$ <u>11,657.25</u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u> </u>
FILE # <u>SPR-2007-179</u>

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~~XXXXXXXXXXXX~~

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 2144 HWY 6 #50
 SUBDIVISION R.M.W.S Filing No. 2
 FILING _____ BLK _____ LOT 2

TAX SCHEDULE NO. 2697-362-00 ^{080,081}
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 11,250

OWNER Greenstone, LLC
 ADDRESS 866 24 Rd
 CITY/STATE/ZIP Grand Jct., CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
 CONSTRUCTION

APPLICANT TPI Industrial, Inc.
 ADDRESS 2471 RIVER RD UNIT A
 CITY/STATE/ZIP GJ, CO 81505
 TELEPHONE 243-4642

USE OF ALL EXISTING BLDG(S) office/shop
 DESCRIPTION OF WORK & INTENDED USE: Build new steel bldg. for truck repair

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 _____
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>per plan</u>
MAX. HEIGHT <u>40 ft</u>	SPECIAL CONDITIONS: <u>none</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>2 F.A.R.</u>	PAID FEB 13 2009

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 Mike Danks - TPI Date 1-10-08
 Department Approval Adam Dink Date 1-10-08

NO WASH BAYS / FLOOR DRAINS

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20878</u>
Utility Accounting <u>ABenseley</u>	Date <u>2/13/08</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)