

Planning \$ <u>Pdw/App</u>	Drainage <u>D</u>
TCP \$ <u>16,170.00</u>	School Impact \$ <u>D</u>

JG PERMIT NO.
FILE # <u>SPR-2007-280</u>

## PLANNING CLEARANCE

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

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2-13-08  
 Bryan Henderson

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2328 I-70 Frontage TAX SCHEDULE NO. 2701-322-06001 26-001 #14

SUBDIVISION Elder, Quinn + McGill Inc. SQ. FT. OF EXISTING BLDG(S) Ø

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 2 Acres Lot 6 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 14,000 sq Ft

OWNER Woomer Family LLC MULTI-FAMILY:  
 ADDRESS 659 West Starrow PL NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
 CITY/STATE/ZIP Chandler, AZ 85248 CONSTRUCTION

APPLICANT Folkestad Const. Tom Folkestad NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
 ADDRESS P.O. BOX 730 CONSTRUCTION 2 lot split in process  
 CITY/STATE/ZIP Fruita, CO 81521 USE OF ALL EXISTING BLDG(S) office warehouse  
 TELEPHONE 210-6474 DESCRIPTION OF WORK & INTENDED USE: 14,000 sq ft Bldg on the west 2-Acres of the above tax parcel 2 lot split in process

*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> 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 MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</u>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PARKING REQUIREMENT: <u>Per Plans</u> SPECIAL CONDITIONS: _____ <u>PAID</u> <u>FEB 13 2008</u> <u>TB</u>
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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 \_\_\_\_\_

Department Approval [Signature] Date 1/4/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20881</u>
Utility Accounting <u>[Signature]</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)