

Planning \$ <u>N/A</u>	Drainage \$ <u>NO</u>
TCP \$ <u>4,688.00</u>	School Impact \$ <u>NO</u>

BLDG PERMIT NO.
FILE # <u>SPR-2007-106</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 2322 I-70 Frontage

SUBDIVISION _____

FILING _____ BLK _____ LOT _____

OWNER Wagner Equipment, Co

ADDRESS 18000 E. Smith St.

CITY/STATE/ZIP Aurora, CO 80011

APPLICANT Dave Ingram

ADDRESS 18000 E. Smith St.

CITY/STATE/ZIP Aurora CO 80011

TELEPHONE 303-739-3052

TAX SCHEDULE NO. 2701-322-07-002/004

SQ. FT. OF EXISTING BLDG(S) 74,576 JT

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20,758

MULTI-FAMILY:

NO. OF DWELLING UNITS: BEFORE _____ AFTER _____ CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) ~~Warehouse~~ SHOP

DESCRIPTION OF WORK & INTENDED USE: new construction of facility 20,758 sf

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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>Per Plan</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>2.0 FAR</u>	_____

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] FOR DAVE INGRAM Date 10/15/08

Department Approval [Signature] Date 10/15/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20556</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-15-08</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)