

Planning \$ <u>PR</u>	Drainage <u>detention</u>
TCP \$ <u># 67,887</u>	School Impact \$ <u>N/A</u>

.DG PERMIT NO.
FILE # <u>SPR 2008-223</u>

### PLANNING CLEARANCE

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

**Grand Junction Community Development Department**

inspection fees  
\$3,570.00

new address: 2773 Riverside Parkway  
 BUILDING ADDRESS 2773 Riverside Parkway  
 SUBDIVISION Pro Build Sub.  
 FILING - BLK - LOT 1#2

THIS SECTION TO BE COMPLETED BY APPLICANT  
 (WAS 2771 DRD AND 2779 D RD.)  
 TAX SCHEDULE NO. 2945-241-00-246,015,012

SQ. FT. OF EXISTING BLDG(S) -  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITIONS Bldg 1 = 41,400 Bldg 2 = 7200 Bldg 3 = 3600

OWNER Pro Build Real Estate Holdings LLC  
 ADDRESS 7595 Technology Way Ste 500  
 CITY/STATE/ZIP Denver, Co 80237

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE - AFTER - CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 3 CONSTRUCTION

APPLICANT Austin Civil Group, Inc.  
 ADDRESS 330 Main Street, Ste 203  
 CITY/STATE/ZIP Grand Junction, Co 81501  
 TELEPHONE 970-242-7540

USE OF ALL EXISTING BLDG(S) Vacant  
 DESCRIPTION OF WORK & INTENDED USE: Construct Wholesale Lumber Yard & create 2 lots - office/warehouse/storage

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 <u>-</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>-</u> from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>79 Sp.-</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: <u>-</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>-</u>	

**PAID**  
**NOV 17 2008**  
**RB**

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 Kim Dorr Date 7-2-08  
 Department Approval Ronnie Edwards Date 11/17/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u>-</u>	W/O No. <u>21274</u>
Utility Accounting <u>Over</u>	Date <u>11/17/08</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)