

Planning \$ <u>PL</u>	Drainage \$ <u>—</u>
TCP \$ <u>PL</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO.
FILE # <u>SPR 2004-152</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development) 27 Employees
Grand Junction Community Development Department Total

THIS SECTION TO BE COMPLETED BY APPLICANT

Existing Acct. 90127-51151

BUILDING ADDRESS 559 Sandhill Lane
 SUBDIVISION City Market Sub.
 FILING — BLK — LOT 2

TAX SCHEDULE NO. 2945-092-12-002
 SQ. FT. OF EXISTING BLDG(S) 214,106
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 0

OWNER KONRAD KRAULAND 6836700
 ADDRESS 559 SANDHILL LANE
 CITY/STATE/ZIP GRAND JUNCTION, CO 81505

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER —
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

APPLICANT BLYTHE GROUP + CO.
 ADDRESS 618 ROOD AVE.
 CITY/STATE/ZIP GRAND JUNCTION, CO 81501
 TELEPHONE 970.242.1058

USE OF ALL EXISTING BLDG(S) manufacture/warehouse & offices
 DESCRIPTION OF WORK & INTENDED USE:

interior remodel (Phase 1)
of part of bldg. - (existing)

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

PAID

ZONE <u>I-2</u> SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or <u>15'</u> from center of ROW, whichever is greater SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL MAX. HEIGHT <u>40'</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>20 FAR</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>NO</u> NO <u>NO</u> PARKING REQUIREMENT: <u>37 TB</u> SPECIAL CONDITIONS: <u>per plans dated 2/21/08 & landscape plans dated 11/14/07</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 07.28.08
 Department Approval [Signature] Date 7/28/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21146</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/30/08</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)