

Planning \$ <u>PR</u>	Drainage \$ <u>515.00</u>
TCP \$ <u>3,753.00</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2008-128</u>

### PLANNING CLEARANCE

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

*inspection fee = \$450.00*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 712 Arrowest Road TAX SCHEDULE NO. 2701-314-01-018  
SUBDIVISION Arrowest Commercial Subdivision SQ. FT. OF EXISTING BLDG(S) 5278  
FILING \_\_\_\_\_ BLK Jne LOT 18 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4824.60  
OWNER TAD Partners LLP MULTI-FAMILY:  
ADDRESS 2511 Belford Ave NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
CITY/STATE/ZIP Grand Junction, CO CONSTRUCTION  
81501-5133 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 2  
APPLICANT Midwest Hose & Specialty, Inc. USE OF ALL EXISTING BLDG(S) industrial/warehouse  
ADDRESS 712 Arrowest Road DESCRIPTION OF WORK & INTENDED USE: sale & distribution  
CITY/STATE/ZIP Grand Junction, CO 81505 of hoses for oil/gas industry  
TELEPHONE 970-256-9900 or 970-201-4417 industrial/warehouse

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

Engineer - Ken Fischer THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF No SWR/WTR Changes

ZONE <u>I-2</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	PARKING REQUIREMENT: <u>11</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>40'</u>	_____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</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 Doreen A. Truma Date 1/8/09  
Department Approval [Signature] Date 9/15/09

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No. <u>No SWR/WTR Charges</u>
Utility Accounting <u>[X]</u>			Date <u>9/15/09</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)