

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Bldg Permit No.
File # <u>None</u>

19450-0

**PLANNING CLEARANCE**

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

**Grand Junction Public Works & Planning Department**

*NO plumbing to Building  
"glorified garden shed"*

BUILDING ADDRESS 3199 D Road

TAX SCHEDULE NO. 2943-721-01-003 1004

SUBDIVISION Corn Industrial Park

SQ. FT. OF EXISTING BLDG(S) 163,942 SF

FILING \_\_\_\_\_ BLK 1 LOT \_\_\_\_\_

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1,060 SF

OWNER Halliburton Energy Services

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE N/A AFTER N/A  
CONSTRUCTION

ADDRESS 3199 D Road

NO. OF BLDGS ON PARCEL: BEFORE 14 AFTER 15  
CONSTRUCTION

CITY/STATE/ZIP Grand Jct., CO 81504

USE OF ALL EXISTING BLDG(S) Industrial/office

APPLICANT FCI Constructors, Inc.

ADDRESS 3070 I 70 B, Bldg. A

DESCRIPTION OF WORK & INTENDED USE: \_\_\_\_\_

CITY/STATE/ZIP Grand Jct., CO 81504

Foundation for future calibration  
Building

TELEPHONE 970-523-434-9093

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

Steve 260-3441

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
SETBACKS: FRONT: <u>25'</u> from Property Line (PL) or _____ from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>None</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 200</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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 Stu P. Tu Date 2/19/09

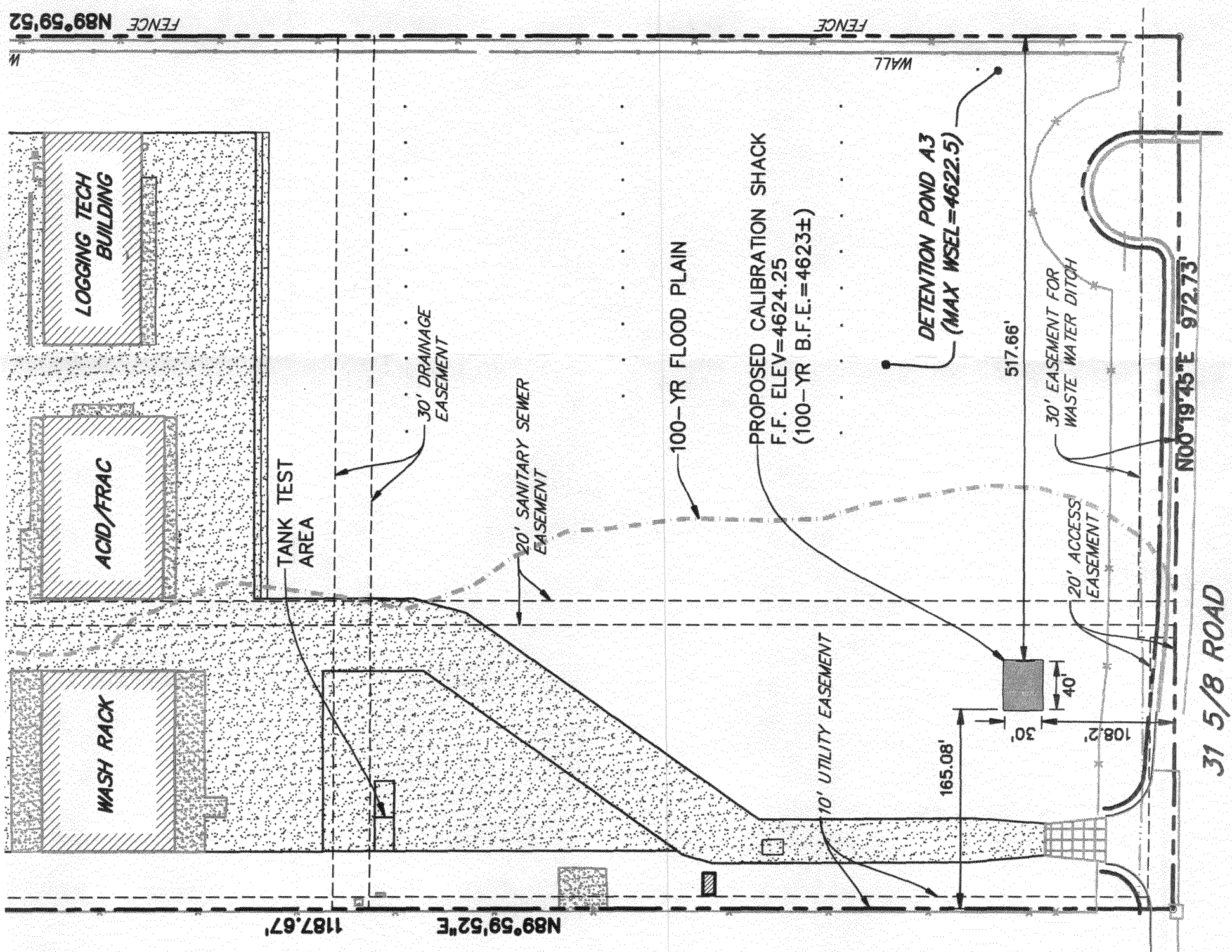
Planning Approval Ante Plastella Date 2/23/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>OK'd by Clara</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/23/09</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)

ACCEPTED *Wendy Spurr* 2/23/09  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**APPROVALS**

*Fred Harbert* 2/23/09  
 CITY OF GRAND JUNCTION  
 DEVELOPMENT ENGINEER  
 DATE

*Shirley L. Stubbels* 2/23/09  
 CITY OF GRAND JUNCTION  
 DEVELOPMENT PLANNER  
 DATE