

Planning \$ <u>5.00</u>	Drainage \$
TCP \$	School Impact \$
Inspection \$	

Bldg Permit No.
File #

## PLANNING CLEARANCE

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

### Grand Junction Public Works & Planning Department

*AKA 365 32<sup>nd</sup>*

BUILDING ADDRESS 3199 D Road TAX SCHEDULE NO. 2943-221-15-001  
 SUBDIVISION Corn Industrial Park TWO SQ. FT. OF EXISTING BLDG(S) 21,952  
 FILING \_\_\_\_\_ BLK 1(A) LOT 1(A) SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 8,500

OWNER Halliburton Energy Services MULTI-FAMILY:  
 ADDRESS 3199 D Road NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 CITY/STATE/ZIP Grand Jct., CO 81504 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_

APPLICANT Steve Foster / FCI Constructors USE OF ALL EXISTING BLDG(S) Lab, Storage, Bulk Plant  
 ADDRESS P.O. Box 1767 DESCRIPTION OF WORK & INTENDED USE: Expansion  
 CITY/STATE/ZIP Grand Jct., CO 81502 Of existing cement Bulk Plant  
 TELEPHONE 970.454.9093 \* Foundation ONLY.

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-1</u> SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL MAX. HEIGHT _____ MAX. COVERAGE OF LOT BY STRUCTURES _____	<div style="text-align: right; font-weight: bold; font-size: 1.2em;">PAID</div> LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ <div style="text-align: right; font-size: 0.8em;">NOV 24 2009</div> PARKING REQUIREMENT: _____ FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO _____ <div style="text-align: right; font-size: 0.8em;">TB</div> SPECIAL CONDITIONS: <u>per plan</u>
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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 [Signature] Date 11/24/09  
 Planning Approval [Signature] Date 11/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>11/24/09</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)