

PCN - 2011-588

Planning \$ Pdw/App	Drainage <u>0</u>
TCP \$ 3302.10	School Impact \$ <u>0</u>

OG PERMIT NO.
FILE # <u>SPR-2008-200</u>

Const. Fee \$450⁰⁰

PLANNING CLEARANCE

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

Grand Junction Community Development Department

Defer all Fees

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 376 Indian Road
 SUBDIVISION Indian Road Industrial
 FILING _____ BLK 4 LOT 5

TAX SCHEDULE NO. 2945-241-50-005
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 3,000

OWNER Indian Road Industrial Park, LLC
 ADDRESS P.O. Box 9233
 CITY/STATE/ZIP Grand Junction, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1 CONSTRUCTION

APPLICANT Darrem M. Davidson
 ADDRESS P.O. Box 9233
 CITY/STATE/ZIP Grand Junction, CO 81501
 TELEPHONE 970-243-3355

USE OF ALL EXISTING BLDG(S) 41A
 DESCRIPTION OF WORK & INTENDED USE: Office / Warehouse

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 I-1
 SETBACKS: FRONT: 15' from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAX. HEIGHT 40'
 MAX. COVERAGE OF LOT BY STRUCTURES FAR 2.00

LANDSCAPING/SCREENING REQUIRED: YES NO
 PARKING REQUIREMENT: 5
 SPECIAL CONDITIONS: _____
 DEC 10 2010
~~FEES DEFERRED~~

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 6-13-8
 Department Approval [Signature] Date 3/31/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21495</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8-19-09</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) (Goldendred: Utility Accounting)