

|                            |                                       |
|----------------------------|---------------------------------------|
| Planning \$ <u>PA</u>      | Drainage \$ <u>retention provided</u> |
| TCP \$ <u>25,925.00</u>    | School Impact \$                      |
| Inspection \$ <u>8,230</u> |                                       |

|                            |
|----------------------------|
| Edg Permit No.             |
| File # <u>CUP-2008-387</u> |

### PLANNING CLEARANCE

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

#### Grand Junction Public Works & Planning Department

2794  
 BUILDING ADDRESS ~~825, 829~~ JUSTICE CT  
 SUBDIVISION AIR TECH PARK  
 FILING — BLK 1 LOT 1 & 2  
 OWNER \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY/STATE/ZIP \_\_\_\_\_

TAX SCHEDULE NO. 2701-294-14-001, -002

SQ. FT. OF EXISTING BLDG(S) 0

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 23,512 25,32

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE N/A AFTER 4  
CONSTRUCTION RSE

NO. OF BLDGS ON PARCEL: BEFORE N/A AFTER \_\_\_\_\_  
CONSTRUCTION

USE OF ALL EXISTING BLDG(S) NOT APPLICABLE  
(vacant)

APPLICANT JDC Grand Junction LLC  
 ADDRESS 4520 Madison, Suite 100  
 CITY/STATE/ZIP Kansas City, MO 64111  
 TELEPHONE 816-344-5700

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

OFFICE & WAREHOUSE & vehicle  
washing & maintenance

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE I-0  
 SETBACKS: FRONT: 15' from Property Line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater  
 SIDE: 15' from PL REAR: 25' from PL  
 MAX. HEIGHT 40'  
 MAX. COVERAGE OF LOT BY STRUCTURES FAR.75

LANDSCAPING/SCREENING REQUIRED: YES X NO \_\_\_\_\_

PARKING REQUIREMENT: 67 (86 being provided)

FLOODPLAIN CERTIFICATE REQUIRED: YES \_\_\_\_\_ NO X

SPECIAL CONDITIONS: Perisize site check  
required prior to final CO

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 X ATD Date 3-31-09

Planning Approval Ronnie Edwards Date 3-26-09

|                                                        |                                         |                             |                      |
|--------------------------------------------------------|-----------------------------------------|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>21371</u> |
| Utility Accounting <u>(initials)</u>                   |                                         |                             | Date <u>3-31-09</u>  |