

Planning \$ <u>Pd w/ App</u>	Drainage \$ <u>---</u>	Building Permit No.
TCP \$ <u>23,194⁰⁰</u>	School Impact \$ <u>---</u>	File # <u>SPR-2009-088</u>
Inspection \$ <u>1490⁰⁰</u>		<u>[Signature]</u>

Undergrounding fees \$19,229.81

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 693 LONG ACRE DRIVE TAX SCHEDULE NO. 2945-061-21-001
 SUBDIVISION ~~GRAND WEST BUSINESS PARK~~ Turner Subdivision SQ. FT. OF EXISTING BLDG(S) 0
 FILING _____ BLK 3 LOT 1 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 20067 SF

OWNER AIRGAS INTERMOUNTAIN, INC. MULTI-FAMILY:
 ADDRESS 4810 VASQUEZ NO. OF DWELLING UNITS: BEFORE 0 AFTER 0
 CITY/STATE/ZIP DENVER, CO 80216 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 USE OF ALL EXISTING BLDG(S) N/A

APPLICANT WAKE MALCOMB
 ADDRESS 6751 GREENWOOD PLAZA BLVD #100 DESCRIPTION OF WORK & INTENDED USE: NEW
 CITY/STATE/ZIP GREENWOOD VILLAGE, CO 80111 CONCRETE TILE BUILDING WITH SITE,
 TELEPHONE 720-488-2626 DRAINAGE, & UTILITY WORK.

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>	LANDSCAPING/SCREENING REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>33 req'd; 38 provided</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.00</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 [Signature] Date 3-27-09 pd 7/23/09
 Planning Approval [Signature] Date 6/25/09 Leslie N/W

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21458</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-7-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

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TRANSMITTAL

Date: 07/22/09 Project Name: Airgas Intermountain
Tuner Subdivision

To: Senta Costello Project No.: DEN07-0111-00
Project Manager

Grand Junction Planning From: Jeremy Gacnik
250 North 5th Street
Grand Junction, CO 81502
(970) 244-1442

Subject: Planning Clearance Fees Copies To:

For Your: Information Approval Distribution Review / Comment
 Use Record

Delivered Via: Mail Pick-up Hand carried Two-Day Express
 Overnight Messenger Printer Other:

Remarks:

Hi Senta,
Attached are the checks for the planning fees on the Airgas Intermountain project located at 693 Long Acre Drive. Below is a summary of the two checks included

City of Grand Junction – Check #1:

\$23,194.00 – Transportation Capacity Payment (TCP) – (Industrial Park: \$1,156 / 1000 SF)
\$ 1,490.00 – Inspection Fee (4.63 acres non-residential)
\$19,229.81 – Fee in Lieu of Utility Undergrounding (749.7' x \$25.65/ft)
\$43,913.81 – Total Amount

City of Grand Junction – Check #2:

\$2,800.00 – City Sewer Fee

Let me know if you have any questions or if there are any problems.
Thanks. – Jeremy

Enclosure

Item	Dated	Quantity	Description
1.	---	2	Planning Fees

waremalcomb.com

6251 greenwood plaza blvd.
building 6, suite 100
greenwood village, colorado
80111

p 720.488.2626
f 720.488.2625