

Planning \$ <u>5.00</u>	Drainage \$ <u>w/ previous SPR file</u>
TCP \$ <u>w/ existing use</u>	School Impact \$ <u>N/A</u>

BLDG PERMIT NO.
FILE # <u>SPR-2008-223</u>

PLANNING CLEARANCE
 (site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2773 Riverside Pkwy
 SUBDIVISION Pro Build Sub
 FILING --- BLK --- LOT 1 & 2

TAX SCHEDULE NO. 2745-241-00-015
 SQ. FT. OF EXISTING BLDG(S) 33,000
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS N/A

OWNER Pro Build Real Estate Holdings
 ADDRESS 40 Pro Build 2779 Riverside Pkwy
 CITY/STATE/ZIP GJ, CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE N/A AFTER ---
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 3 AFTER 3
 CONSTRUCTION

APPLICANT Extreme Construction
 ADDRESS 700 Belford Ave #210
 CITY/STATE/ZIP G.J., CO 81501
 TELEPHONE 970-255-8116

USE OF ALL EXISTING BLDG(S) LUMBER YARD (under construction) Warehouse
 DESCRIPTION OF WORK & INTENDED USE:
Addition of door stop & dust collection system in warehouse
concrete pad outside SE CRNR

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 <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 SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	PARKING REQUIREMENT: <u>79 sp</u>
MAX. HEIGHT <u>40</u>	SPECIAL CONDITIONS: <u>interior only - + exterior equipment at bldg #1</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>40</u>	

PAID
 APR 06 2009
 RB

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).

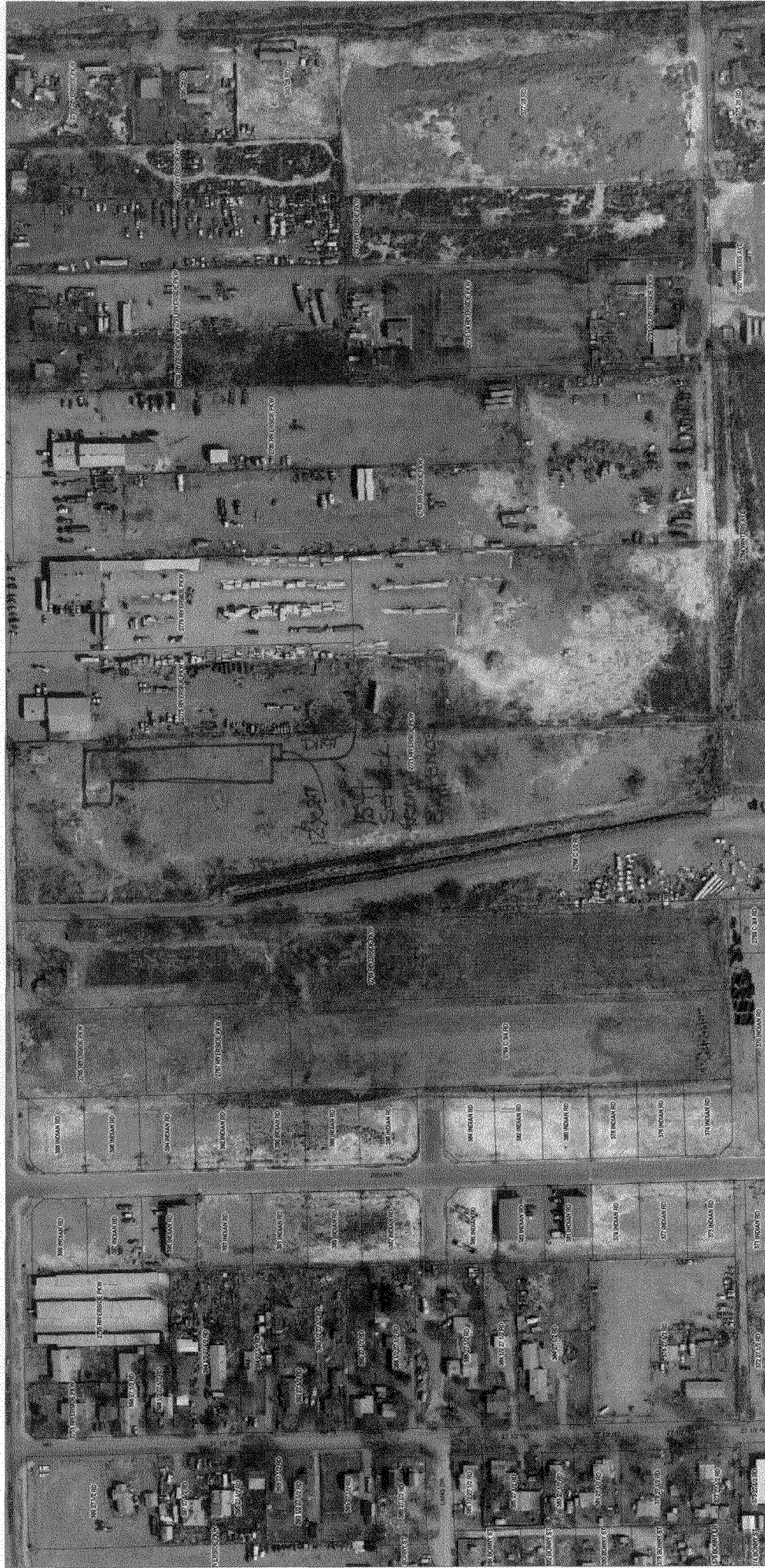
Applicant's Signature [Signature] Date 4/6/09
 Department Approval Ronnie Edwards Date 4/6/09

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/6/09</u>

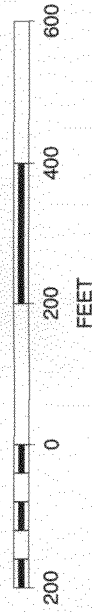
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2773 Riverside Parkway



SCALE 1 : 3,212



ACCEPTED
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.