

Planning \$ <u>72w/App</u>	Drainage \$ <u>0</u>
TCP \$ <u>8662</u>	School Impact \$ <u>0</u>
Inspection \$ <u>0</u>	

Permit No.
File # <u>SPR-2009-211</u>

Ref# 15450-0

**PLANNING CLEARANCE**

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 3199 D Rd

TAX SCHEDULE NO. 2943-221-15-001

SUBDIVISION Corn Industrial Park Two

SQ. FT. OF EXISTING BLDG(S) ~~22,500~~ 22,500

FILING BLK 1(A) LOT 1(A)

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,500

OWNER Halliburton Energy Services

MULTI-FAMILY:  
NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
CONSTRUCTION

ADDRESS 3199 D Rd

NO. OF BLDGS ON PARCEL: BEFORE 8 AFTER 8  
CONSTRUCTION

CITY/STATE/ZIP G.J. CO 81504

USE OF ALL EXISTING BLDG(S) Industrial

APPLICANT DAVE KASNAFF - FCI Constructors

DESCRIPTION OF WORK & INTENDED USE: Expansion of existing Bulk Cement Plant

ADDRESS P.O. Box 1767

CITY/STATE/ZIP G.J. CO 81502

TELEPHONE 434-9093

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 ___ NO <u>X</u>
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>N/A</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES ___ NO <u>X</u>
MAX. HEIGHT <u>40' for occupiable spaces</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 200</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 D. Kasnoff Date 10/2/2009

Planning Approval Antonia Castello Date 1/25/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO changes</u>
Utility Accounting <u>AA</u>			Date <u>1-26-10</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)