

Planning \$ <u>N/A</u>	Drainage \$ <u>PAID AT PHASE I</u>
TCP \$ <u>12,636.85</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>PAID AT PHASE I</u>	XXXXXXXXXX

Bldg Permit No.
File # <u>SPR-2009-213</u>

EXISTING ACCT.
869-0

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 2530 HIGH COUNTRY COURT TAX SCHEDULE NO. 2945-152-05-001/002/008
 SUBDIVISION HIGH COUNTRY BLDG. PARK SQ. FT. OF EXISTING BLDG(S) 34,597 #
 FILING _____ BLK _____ LOT 1,2+3 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 10,900 #
 OWNER COLORADO BEVERAGE MULTI-FAMILY:
 ADDRESS 2530 HIGH COUNTRY CT NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
 CITY/STATE/ZIP GRAND JUNCTION CO CONSTRUCTION
 APPLICANT MIKE RAMSEY/LWARDI CONJT. CO. NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 ADDRESS 1570 LINDA VISTA DRIVE USE OF ALL EXISTING BLDG(S) INDUST. (DIET. WARE)
 CITY/STATE/ZIP SAN MARCOS CA 92078 DESCRIPTION OF WORK & INTENDED USE: BEVERAGE DIST.
 TELEPHONE 760-744-3133 EXT. 1310 WAREHOUSE ADDITION OF 10,900 #
(PHASE II)

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, LIGHT INDUSTRIAL</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>SEE APPROVED SITE PLAN</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <u>X</u> NO _____
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED CONSTRUCTION DRAWINGS - PHASE II ONLY.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	<u>NO FINAL FLOOD PLAIN ELEVATION CERT. REQUIRED.</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 issuance of 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 4-6-10
 Planning Approval [Signature] Date 2-24-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>4/16/10</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)