

Planning \$ <u>N/A</u>	Drainage \$ <u>724.91</u>
TCP \$ <u>1,848.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>710.00</u>	_____

Building 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 BUSS. PARK

SQ. FT. OF EXISTING BLDG(S) APPROX. ~~34,597~~ ^{34,597} SF

FILING _____ BLK _____ LOT 1, 2 & 3

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS APPROX. ~~12,073~~ ^{12,073} SF

OWNER COLORADO BEVERAGE

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

ADDRESS 2530 HIGH COUNTRY CT

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION

CITY/STATE/ZIP GRAND JUNCTION, CO

APPLICANT MIKE RAMSEY / WISARDI CONST. CO.

USE OF ALL EXISTING BLDG(S) INDUST. (DISTRIBUTION WAREHOUSE)

ADDRESS 1570 LINDA VISTA DRIVE

DESCRIPTION OF WORK & INTENDED USE: BEVERAGE DIST. WAREHOUSE
OFFICE ADDITION OF 12,073 SF
BLDG. ADDITION TO EXISTING FACILITY

CITY/STATE/ZIP SAN MARCOS CA 92078

TELEPHONE 760-744-3133 EXT. 1310

APPROX. 10,400 SF OF WAREHOUSE AND APPROX. 12,073 SF OF OFFICE

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

(PHASE I)

ZONE <u>I-1, LIGHT INDUSTRIAL</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>SEE APPROVED SITE PLAN.</u>
SIDE: <u>5'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <u>(SEE SPECIAL CONDITIONS)</u>
MAX. HEIGHT <u>40'</u>	SPECIAL CONDITIONS: <u>PER APPROVED CONSTRUCTION DRAWINGS - PHASE I 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 Grand Junction Zoning and Development Code.

PAID

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 10-5-09

Planning Approval [Signature] Date 2-24-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>			Date <u>4/6/10</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)