

on deferred log ✓

Planning \$ <u>Pd.</u>	Drainage \$ <u>detail</u>
TCP \$ <u>11,304.<sup>00</sup></u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>1,230.<sup>00</sup></u>	

Bldg Permit No.
File # <u>SPR-2008-303</u>

Deferred Fees

Zoning Approved

**PAID**  
**FEES DEFERRED**

29280-0

**PLANNING CLEARANCE**

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

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS <sup>2316</sup> 2312 Interstate Ave  
 SUBDIVISION United Simple Sub  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2701-323-17-001  
 SQ. FT. OF EXISTING BLDG(S) 5,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,800

OWNER United Rentals Northwest Inc  
 ADDRESS PO Box 4900 Dept 160  
 CITY/STATE/ZIP Scottsdale, AZ 85261

**MULTI-FAMILY:**  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT TPI Industrial, Inc.  
 ADDRESS 2471 Riverside Prkwy #A  
 CITY/STATE/ZIP GJ, CO 81505  
 TELEPHONE 243-4642

USE OF ALL EXISTING BLDG(S) Industrial office/shop  
 DESCRIPTION OF WORK & INTENDED USE: 4,800 ft<sup>2</sup> addition with updated drainage, parking and landscaping

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE I-1  
 SETBACKS: FRONT: 15' from Property Line (PL) or from center of ROW, whichever is greater  
 SIDE: 5' from PL REAR: \_\_\_\_\_ from PL  
 MAX. HEIGHT 40'  
 MAX. COVERAGE OF LOT BY STRUCTURES FAR 2.0

LANDSCAPING/SCREENING REQUIRED: YES  NO \_\_\_\_\_  
 PARKING REQUIREMENT: 15 sp.  
 FLOODPLAIN CERTIFICATE REQUIRED: YES \_\_\_\_\_ NO   
 SPECIAL CONDITIONS: Record easement does for GVD

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 3/8/10  
 Planning Approval [Signature] (Re-issue) Date 3/8/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / no water</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/2/10</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)

Deferred Fees

Planning \$ <u>PD</u>	Drainage \$ <u>detention</u>
TCP \$ <u>11,304.00</u>	School Impact \$ <u>N/A</u>
Inspection \$ <u>1,230.00</u>	

Bldg Permit No.
File # <u>SPR 2008-303</u>

103.50 - undergrounding  
pd v 10657 2/1/10

EXISTING 2080-0 Zoning Approval   
29280-0

**PLANNING CLEARANCE**

**FEES DEFERRED**

**Grand Junction Public Works & Planning Department**

BUILDING ADDRESS 2312 INTERSTATE AVE  
 SUBDIVISION UNITED SIMPLE SUB  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 1

TAX SCHEDULE NO. 2701-323-17-001  
 SQ. FT. OF EXISTING BLDG(S) 5,000  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,800

OWNER UNITED RENTALS NORTHWEST INC  
 ADDRESS PO Box 4900 DEPT 160  
 CITY/STATE/ZIP SCOTTSDALE, AZ 85261

MULTI-FAMILY:  
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 0  
 CONSTRUCTION  
 NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1  
 CONSTRUCTION

APPLICANT CCI ENGINEERING  
TPI Industrial Inc  
2471 Riverside Pkwy #A  
 ADDRESS 1129 24 ROAD  
GJ 81505  
 CITY/STATE/ZIP GRAND JUNCTION CO/81505  
243-4642  
 TELEPHONE 970-245-0577

USE OF ALL EXISTING BLDG(S) INDUSTRIAL OFFICE/SHOP  
 DESCRIPTION OF WORK & INTENDED USE: 4,800 ft<sup>2</sup>  
ADDITION WITH UPDATED DRAINAGE,  
PARKING, AND LANDSCAPING.

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 <u>X</u> NO _____
SETBACKS: FRONT: <u>15'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>15 sp.</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'</u>	SPECIAL CONDITIONS: <u>Record easement docs.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>FAR 2.0</u>	<u>for GVDD -</u>

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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 A. B. L. Date 9-11-08  
 Planning Approval Ronnie Edwards Date 2-24-09 3/1/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>ane</u>	Date <u>3/1/10</u>		

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

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