	on deflered log
Planning \$ Pd. Drainage \$ detain	Bldg Permit No.
TCP\$ //, 304.00 School Impact\$ 10/A	File # SPR_2008-303
(site plan review multi-family develo	nment non-residential development
BUILDING ADDRESS 23/2 Interstate Ave	TAX SCHEDULE NO. 270/-323-/7-00/
SUBDIVISION United Simple Sub	SQ. FT. OF EXISTING BLDG(S) _5, 000
FILING BLK LOT /	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,800
OWNER United Rentals Northwest Inc ADDRESS PO BOX 4900 Dept 160 CITY/STATE/ZIP Scottschale; AZ 85261	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE
APPLICANT TPI Industrial, Inc.	USE OF ALL EXISTING BLDG(S) Industrial Office she
ADDRESS 2471 Riverside Prkwy #A	DESCRIPTION OF WORK & INTENDED USE: 4,800 ft2
CITY/STATE/ZIP 65, CO 81505	addition with updated drainage,
TELEPHONE 243-4642	parking and landscaping
THIS SECTION TO BE COMP	Standards for Improvements and Development) document.
ZONE	
~ <i>/</i>	LANDSCAPING/SCREENING REQUIRED: YES X NO
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: 15 sp.
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL	PARKING REQUIREMENT:
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL MAX. HEIGHT /	PARKING REQUIREMENT:
SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL MAX. HEIGHT / MAX. COVERAGE OF LOT BY STRUCTURES _FARQ.C	PARKING REQUIREMENT: _/5 sp. FLOODPLAIN CERTIFICATE REQUIRED: YES NO X SPECIAL CONDITIONS: Record Eusement docs for GVDD
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SETBACKS: FRONT: from Property Line (PL) or from center of ROW, whichever is greater SIDE: from PL REAR: from PL MAX. HEIGHT / MAX. COVERAGE OF LOT BY STRUCTURES FAR C Modifications to this Planning Clearance must be approved, in writing authorized by this application cannot be occupied until a final inspection by the Building Department (Section 307, Uniform Building Code). R prior to issuance of a Planning Clearance. All other required site im Certificate of Occupancy. Any landscaping required by this permi replacement of any vegetation materials that die or are in an unhealthy Code. Four (4) sets of final construction drawings must be submitted and star stamped set must be available on the job site at all times. I hereby acknowledge that I have read this application and the inform laws, regulations, or restrictions which apply to the project. I understa but not necessarily be limited to non-use of the building(s). Applicant's Signature	FLOODPLAIN CERTIFICATE REQUIRED: YES NO
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

		Defen	ed Fees	
	Planning \$ Pd	Draina detention	dg Permit No.	
	TCP\$ 0 1/30400	School Impact \$ N/A	File # SPR 2008-303	
_	Inspection \$ 1,230	Exist	MG X1380-0 Zoning Approval X	
>	103 50 - underson	unders PLANNING	CLEARANCE 29 280-	.C
_	10657 31110 (site p)	lan re vie w, multi-family develo Frand Junction Public Wo	pment, non-residential developmentFEES DEFFER	ED
	17.71		TAX SCHEDULE NO. 2701-323-17-001	
	SUBDIVISION UNITED S	SIMPLE SUB	SQ. FT. OF EXISTING BLDG(S)	
	FILING BLK	LOT <u>/</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4,800	
		TALS NORTHWEST INC	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE O AFTER O CONSTRUCTION	
	ADDRESS <u>PO Bix 49</u> CITY/STATE/ZIP <u>Sicite</u>	MAJE AZ 05761	NO. OF BLDGS ON PARCEL: BEFORE	
	APPLICANT CCT FAI	Industrial Ine	USE OF ALL EXISTING BLDG(S) TWO WITE IAL OFFICE/SH	P
	ADDRESS 1129 24	Endistrial Ine CINEFRING TI RIVERSIDE PENY #A ROAD CT 81505	DESCRIPTION OF WORK & INTENDED USE: 4, 800 Fi2	
	CITY/STATE/ZIP GRAUS	JUNE 170N/CO/81505	ASSITION WITH UPDATES DRAININGE,	
	TELEPHONE 970 - 24	143.4642 45-0577	PARKING, AND LANDSCAPING.	
	Submittai requirements ai	·	Standards for Improvements and Development) document.	
	Submittal requirements ar	·	LETED BY PLANNING STAFF	
	ZONE	·	LETED BY PLANNING STAFF LANDSCAPING/SCREENING REQUIRED: YES X NO	
	ZONE	·	LETED BY PLANNING STAFF	
	ZONESETBACKS: FRONT:	THIS SECTION TO BE COMP T - from Property Line (PL) or W, whichever is greater	LANDSCAPING/SCREENING REQUIRED: YES X NO PARKING REQUIREMENT: 15 Sp. FLOODPLAIN CERTIFICATE REQUIRED: YES NO X SPECIAL CONDITIONS: Leasement docs.	
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(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)