

Planning \$ <u>Pd.</u>	Drainage \$ <u>No</u>
TCP \$ <u>No</u>	School Impact \$ <u>No</u>
Inspection \$ <u>No</u>	

Bldg Permit No.
File # <u>SPN-2010-205 205</u>

43270-D

PCN-2011-519

PLANNING CLEARANCE

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

Grand Junction Public Works & Planning Department

BUILDING ADDRESS <u>2263 Logos Ct Suite B</u>	TAX SCHEDULE NO. <u>2701-314-04-001</u>
SUBDIVISION <u>GRAND Junction CO. 81501</u>	SQ. FT. OF EXISTING BLDG(S) <u>72,745</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS <u>690</u>
OWNER <u>COLE & COMPANY BLDGS.</u>	MULTI-FAMILY: <u>N/A</u>
ADDRESS <u>235 N 7TH ST</u>	NO. OF DWELLING UNITS: BEFORE _____ AFTER _____
CITY/STATE/ZIP <u>GRAND Junction CO 81501</u>	CONSTRUCTION
APPLICANT <u>MARK III CONSTRUCTION</u>	NO. OF BLDGS ON PARCEL: BEFORE _____ AFTER _____
ADDRESS <u>5101 FLORIN PERKINS RD</u>	CONSTRUCTION
CITY/STATE/ZIP <u>SACTO CA 95826</u>	USE OF ALL EXISTING BLDG(S) _____
TELEPHONE <u>916-381-8080</u>	DESCRIPTION OF WORK & INTENDED USE: <u>NEW METAL</u>

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

ATTN MIKE OBELEN

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>I-2</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>No Additional</u>
SIDE: <u>0'</u> from PL REAR: <u>10'</u> from PL	FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO <u>X</u>
MAX. HEIGHT <u>50'</u>	SPECIAL CONDITIONS: <u>Must sprinkle Bldg.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</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 <u>[Signature]</u>	Date <u>11/15/10</u>
Planning Approval <u>[Signature]</u>	Date <u>12/1/10</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(X)</u>	W/O No. <u>No sewer needed</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-1-10</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) (Gold: Utility)