

Planning \$ <u>0</u>	Drawings <u>0</u> N.A.
TCP \$ <u>32,032.00</u>	School Impact \$ <u>0</u> N.A.

BUILDING PERMIT NO.
FILE # <u>SPR-2008-248</u>

Inspection: \$ 1,490.00

**PLANNING CLEARANCE**

*Deferred Fees*

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

**Grand Junction Community Development Department**

*Zoning Approval*

*EXISTING  
Acct # 29430-0*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2233 SANFORD DR TAX SCHEDULE NO. 2701-313-06-002  
 SUBDIVISION SWD SQ. FT. OF EXISTING BLDG(S) 34686  
 FILING \_\_\_\_\_ BLK 1 LOT 2 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 25950  
 OWNER MARFLOR REALTY LLC MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 ADDRESS 2233 SANFORD DR CONSTRUCTION \_\_\_\_\_  
 CITY/STATE/ZIP GRAND JUNCTION CO 81505 NO. OF BLDGS ON PARCEL: BEFORE \_\_\_\_\_ AFTER \_\_\_\_\_  
 APPLICANT SCHAEVENSBERG FLEXADUX CORP USE OF ALL EXISTING BLDG(S) MANUFACTURING  
 ADDRESS 2233 SANFORD DR DESCRIPTION OF WORK INTENDED USE: EXPAND  
 CITY/STATE/ZIP GRAND JUNCTION CO 81505 MANUFACTURING PLANT  
 TELEPHONE 970-245-9400

*COPY*

*PLAN*

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>I-1</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>per plan</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>contact Planning Division for development inspection prior to Certificate of Occupancy sign off.</u>
MAX. HEIGHT <u>40'</u>	
MAX. COVERAGE OF LOT BY STRUCTURES <u>N/A</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 John Will Date 7-28-08  
 Department Approval Judith A. Poir Date 8-5-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>U Bensusley</u>			Date <u>2/8/10</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)