

401-780-6012
401-780-6002 (fax)

City of Cranston
Zoning Certificate

35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

APPROVED

Property Address: 0 Comstock Parkway

Property Owner: Comstock Industrial, LLC

Assessor's Plat #: 36 Assessor's Lot #: 46 Date: September 13, 2021

Your Name: Robert D. Murray, Esq. Phone #: 946-3800

Mailing Address: Taft & McSally LLP Email: rdmurray@taftmcsally.com
21 Garden City Drive, Cranston, RI 02920 Cell #: _____

Previous / Existing Use: Vacant land

Is this building / tenant space currently vacant? yes How Long? N/A

Proposed type of use: Industrial uses permitted in M-1 zone (see attached)

I hereby certify that under penalty of perjury, the information and statements given on this applicant are true and correct to the best of my knowledge. I understand that if the information on this application is not correct or complete, the result may be the invalidation or revocation of this zoning certificate. Furthermore, the undersigned attests that no easement, covenant, or deed restriction exists which may be in violation of this certificate.

X 
 (Signature of Owner and / or Applicant)
 The fee for each zoning certificate is \$30. Payable by check or money order only to the City of Cranston. (Code sec. 15.04.020, 118.2)
 We are permitted fifteen (15) business days to process this zoning certificate.

TO BE FILLED IN BY THE ZONING OFFICIAL

Zone: M1 Lot Area: 17.31 AC. Lot Frontage: 538.33' Flood Plain: X

Last legal record of use: VACANT LAND

The proposed use is: _____ Denied _____ Approved _____ Approved by variance

_____ Approved: **SUBJECT TO OBTAINING A CERTIFICATE OF OCCUPANCY OR USE**

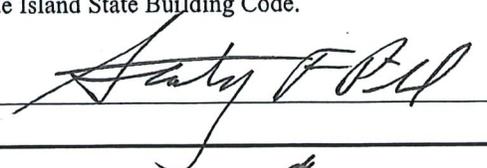
THE SUBJECT PROPERTY IS A VACANT PARCEL OF LAND IN AN M1 ZONE. PERMITTED USES ALLOWED IN AN M1 ZONE ARE ALLOWED SUBJECT TO ALL APPROVALS, PERMITS, INSPECTIONS, AND REQUIRED CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE.

Disclaimer: This document is specifically intended to authorize USE of the premises ONLY and expressly disclaims that this certificate in no way implies, guarantees, or warrants the information contained within it.

THIS CERTIFICATE DOES NOT SIGNIFY BUILDING CODE REVIEW OR APPROVAL AND IS NOT AN AUTHORIZATION TO UNDERTAKE ANY WORK WITHOUT THE ISSUANCE OF THE PROPER PERMITS FROM THE APPLICABLE AUTHORITIES.

Occupancy or use prior to obtaining a Certificate of Occupancy or Certificate of Use (if required) is illegal and subject to monetary penalties and imprisonment as per the City of Cranston Zoning Code and the Rhode Island State Building Code.

Date: 9/13/2021



 Zoning Official

Check #: 28018 Rec'd By: SP Date Paid: 9/13/21 Total Fee Paid: \$30.

Section 17.20.030 Schedule of Uses

Permitted uses in M-1 Zoning District as of September 13, 2021

Municipal services other than those listed elsewhere

Public safety facility

Marina

Open space area

Yacht club

Bakery, wholesale

Business, professional office

Business/trade school

Catering service

Commercial day care

Communication service and broadcast studio

Crematory

Medical or dental clinic

Passenger transportation terminal

Wholesale sales

Arts and crafts manufacturing

Brewery or distillery

Commercial laundry, dry cleaning service

Contractor yard

Data processing facility

Distribution Center

Food/beverage processing establishment

Industrial equipment rental

Manufacture light

Manufacture of rubber and plastics

Metal plating
Paint production
Printing and publishing
Research/development facility
Retail heating fuel supplier
Sanitation services
Self storage, mini-storage
Solar power
*Minor accessory solar energy system
Major accessory solar energy system
Principal solar energy system
Telecommunications antenna
Upholstering Shop
Trucking terminal
Warehousing, commercial
Welding shop, metal fabrication

* A special use permit is required for ground-mounted accessory SESs only. A special use permit is not required for roof-mounted SESs, building-integrated SESs or solar canopies.