

Planning \$	PO
TCP \$	0
Drainage \$	0
SIF\$	N/A

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE # MSP-2004-274

Building Address 2310 Interstate Ave #B
Parcel No. 2701-323-02-005
Subdivision ~~Lot 5~~ Interstate Comm Parks
Filing _____ Block 1 Lot 5

Multifamily Only: _____
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 7480 Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel 47,450 total - will use
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Interstate Commercial Park LLP
Address 627 25 1/2 Road
City / State / Zip Grand Junction, Colo. 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: NO WORK PLANNED

APPLICANT INFORMATION:

Name Western Slope Trailer Sales
Scott Robinson
Address 3150 Airport Road
City / State / Zip Rifle, Colo. 81650
Telephone 970-625-2624

* FOR CHANGE OF USE:
*Existing Use: office show & storage
*Proposed Use: office show & display
21,780 sq ft of proposed display area outside
Estimated Remodeling Cost \$ 0
Current Fair Market Value of Structure \$ 311,830

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>no outdoor in ROW setback which is 15' along both frontages (limited to farm equipment only)</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature Scott Robinson Date 11-11-04

Department Approval: Janice Edwards APA Date 12/6/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>Deholt</u>	Date <u>12/8/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)