

Planning \$	<u>Pd</u>
TCP \$	<u>4,112</u>
Drainage \$	<u>N/A existing</u>
SIF\$	<u>N/A</u>

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.	<u>98437</u>
FILE #	<u>COU-2005-062</u>

Building Address 552 25 ROAD #C
 Parcel No. 2945-103-00-154
 Subdivision TREALEU PARK
 Filing — Block — Lot 4

Multifamily Only:
 No. of Existing Units 1 No. Proposed 0
 Sq. Ft. of Existing 5000 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 44,663
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5000

OWNER INFORMATION:

Name McCallum Family LLC
 Address 1555 INDEPENDENT AVE.
 City / State / Zip GRAND JUNCTION CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name MATT THESING
 Address 4746 GLENWOOD DR.
 City / State / Zip BISMARCK ND 58504
 Telephone 701-391-7795

* FOR CHANGE OF USE:
 *Existing Use: WAREHOUSE 2,058 sq-ft - w.
500 sq-ft - office
 *Proposed Use: RETAIL LIGHTING 2,442 sq-ft new display
 *display
 Estimated Remodeling Cost \$ 30,000
 Current Fair Market Value of Structure \$ 210,000 13.9%
216,150

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 C2 Maximum coverage of lot by structures No change
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES — NO —
 Side 0 from PL Rear 10' from PL Parking Requirement 7 to be paved & striped existing
 Maximum Height of Structure(s) _____ Special Conditions: interior only gravel lot can be used for low volume traffic -
 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 Matt Thesing Date 3-15-05
 Department Approval Gonnie Edwards APA Date 4-8-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>—</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>4/8/05</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)

Pending 98437

Planning \$	5,00
TCP \$	
ainage \$	
SIF\$	

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

BLDG PERMIT NO.	000000
FILE #	CDU-2005-062

14283-8971 (Mc Callum Family LLC)

Building Address 552 25 Rd #C
 Parcel No. 2945-102-33-004
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units N/A No. Proposed _____
 Sq. Ft. of Existing 5,000 Sq. Ft. Proposed 5,000
 Sq. Ft. of Lot / Parcel N/A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name One Source Lighting
 Address 552 25 Rd #C
 City / State / Zip GS, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Remodel

APPLICANT INFORMATION:

Name TPI Industrial
 Address 1555 Independent Ave
 City / State / Zip GS, CO 81505
 Telephone 243-4642

*** FOR CHANGE OF USE:**

*Existing Use: Warehousing
 *Proposed Use: Warehousing - some areas will now be display & retail 9.790

Estimated Remodeling Cost \$ 21,000
 Current Fair Market Value of Structure \$ 216,150

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>C-2</u>	Maximum coverage of lot by structures	<u>0'</u>
SETBACKS: Front	<u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>	
Side	<u>0'</u> from PL	Parking Requirement	<u>7</u>
Rear	<u>10'</u> from PL	Special Conditions:	<u>+ low volume for screened gravel areas</u>
Maximum Height of Structure(s)	<u>40'</u>		
Voting District		Ingress / Egress Location Approval	<u>Interior Remodel Only</u>
		(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 [Signature] Date 3/2/05

Department Approval [Signature] Date 3/2/05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/2/05</u>