

Planning \$	10.00
TCP \$	2
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # N/A

*PER PLANS 3 SWR CONNECTIONS ON PROPERTY
ONCE SUBDIVIDED 2493 WILL HAVE 2 CONNECTIONS.*

Building Address 2493 COMMERCE BLVD,
Parcel No. 2945-091-01-020 - old #
Subdivision Orkney Sub
Filing - Block - Lot #?

Multifamily Only: _____
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 12,000 Sq. Ft. Proposed 12,000
Sq. Ft. of Lot / Parcel 2 ACRES
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 1.5 ACRES

OWNER INFORMATION:

Name DAN JOHNSON
Address 752 FLOWER ST
City / State / Zip GJ CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Same use -
* FOR CHANGE OF USE: previous 12 employ
new - 8 employ
* Existing Use: VACANT - SEE ATTACHED LETTER
Bldg
* Proposed Use: DIESEL ENGINE & TRUCK REPAIR
SEE ATTACHED LETTER

APPLICANT INFORMATION:

Name DIESEL PERFORMANCE INC.
Address 2387 LELAND AVE.
City / State / Zip GJ CO 81505
Telephone 970 255 0126

Estimated Remodeling Cost \$ 0
Current Fair Market Value of Structure \$ ~~700,000.00~~
702,450.00

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 C-2 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side _____ from PL Rear no change from PL Parking Requirement no change
Maximum Height of Structure(s) _____ Special Conditions: no outdoor storage
without further review
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 [Signature] Date 6-21-05
Department Approval Ronnie Edwards APA Date 6-21-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. WILL SET UP NEW ACCOUNT AT 3.3 CWS
Utility Accounting _____ Date 7/8/05

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)