

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2322-I 70 Fr.
 Parcel No. 2701-322-07-002
 Subdivision Applaton West Planned Com. Pk.
 Filing _____ Block _____ Lot 2

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 70,000 # Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Wagner Equipment Co
 Address 2882 I-70 B. Loop
 City / State / Zip Grand Jct, Co

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Extreme Construction
 Address 2791 Skyline Ct.
 City / State / Zip Grand Jct., Co
 Telephone 255-8116 640-0419 (cell)

* FOR CHANGE OF USE:
 *Existing Use: Manufacturing
 *Proposed Use: Equipment repair
 Estimated Remodeling Cost \$ >300,000 → 400,000
 Current Fair Market Value of Structure \$ 2.5 mil, 1,730, 230

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-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>5'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>MLJ</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 1-23-07
 Department Approval [Signature] Date 1-23-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>1/23/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)