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| Planning \$ |
| TCP \$ |
| Drainage \$ |
| SIF\$ |

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

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|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 2340 I 70 FRONTAGE
Parcel No. 2701 322.19 002
Subdivision Hanson Subdivision #2
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing 13,900 Sq. Ft. Proposed 13900
Sq. Ft. of Lot / Parcel 130,680
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 12,814 + 1089

OWNER INFORMATION:

Name Rode William Blount
Address 2340 I 70 Frontage Rd
City / State / Zip GRYCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TEMPORARY TRAILER OFFX

APPLICANT INFORMATION:

Name J. Nye Couss
Address 2335 Interstate
City / State / Zip GRYCT CO 81505
Telephone 970 245 8660

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: Sales & service
Heavy equipment
Estimated Remodeling Cost \$ 275,000.00
Current Fair Market Value of Structure \$ 1,350,000.00

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 <u>I-1</u> | Maximum coverage of lot by structures <u>N/A</u> |
| SETBACKS: Front <u>15/25</u> from property line (PL) | Landscaping/Screening Required: YES _____ NO _____ |
| Side <u>5/5</u> from PL Rear <u>10/10</u> from PL | Parking Requirement _____ |
| Maximum Height of Structure(s) <u>40'</u> | Special Conditions: <u>Trailer must be gone before the issuance of the CO for office portion of building</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 Mark Chiron Date 4/20/06
Department Approval Kathleen Portman Date 4-20-06

| | | | |
|--|---------------------|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Existing Sewer to be installed</u> |
| Utility Accounting <u>Kate Gelsberg</u> | Date <u>4/20/06</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)

City of Grand Junction GIS Zoning Map ©

