

FEE \$	500
TCP \$	9
SIF \$	9

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department *Nonresidential Remodels*

Building Address 559 SANDHILL LN
 Parcel No. 2945-092-24-007
 Subdivision Blue Heron Lake Industrial
 Filing _____ Block _____ Lot 2

No. of Existing Bldgs 1 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 210,000 Sq. Ft. Proposed 210,000
 Sq. Ft. of Lot / Parcel 583,878.24 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 564,380 SF
 Height of Proposed Structure 12 FT.

OWNER INFORMATION:

Name INNOVATIVE TEXTILES
 Address 559 SANDHILL LN
 City / State / Zip G.J., CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): BREAK AREA AWNING

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70 B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Estimated Remodeling Cost 7,050.
 Current Fair Market Value 3,847,820.

NOTES: NEW 26' X 26' METAL AWNING

OVER BREAK AREA (DETACHED)

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 I-2 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO _____

Side 0' from PL Rear 10' from PL Parking Requirement 9

Maximum Height of Structure(s) 40' Special Conditions _____

Voting District _____ Driveway 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 5-8-06

Department Approval [Signature] Date 5-8-06

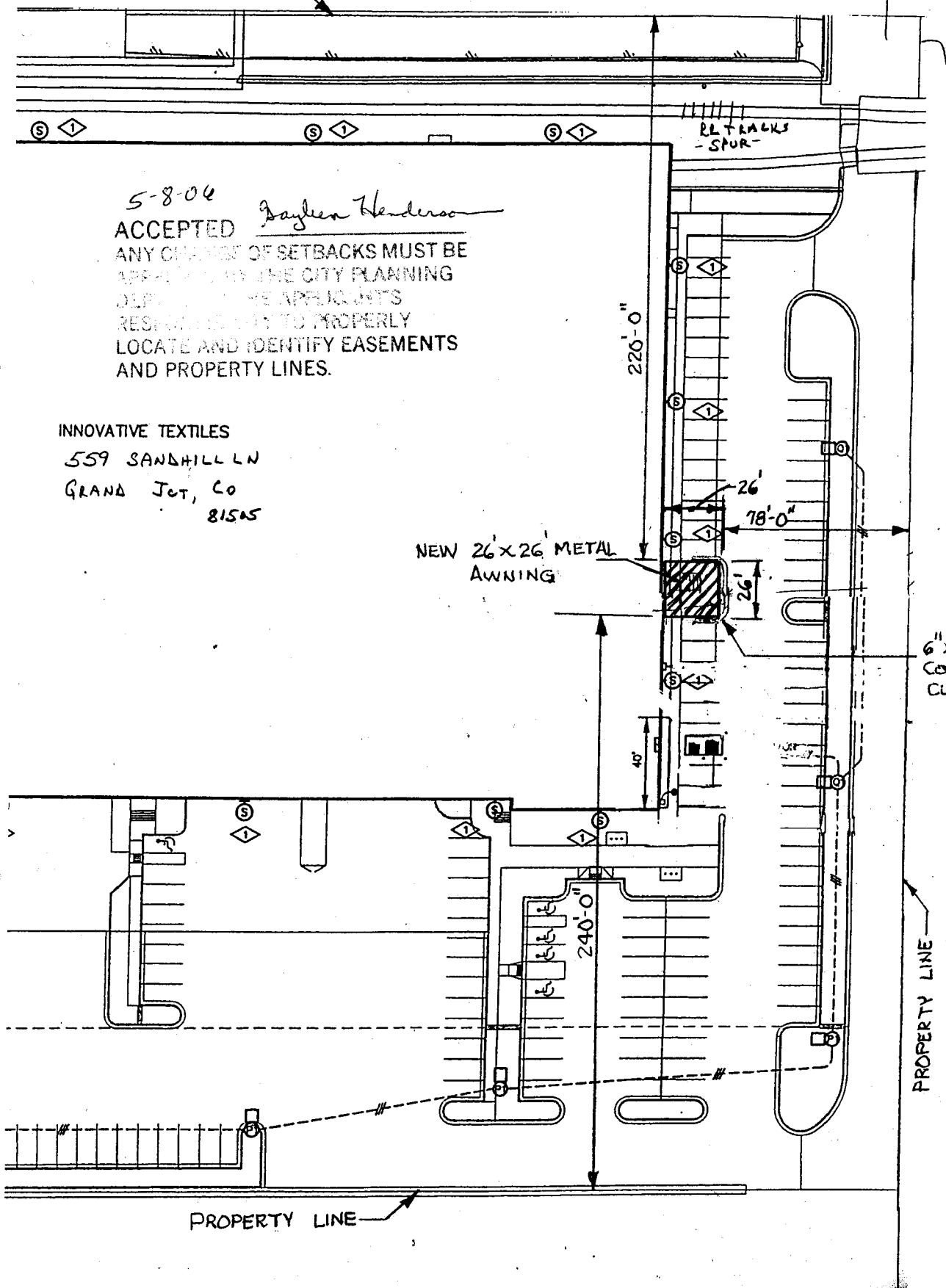
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 5/8/06

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)

TO RIVER ROAD

PROPERTY LINE



5-8-04
 ACCEPTED *Daylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESERVE THE RIGHT TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

INNOVATIVE TEXTILES
 559 SANDHILL LN
 GRAND JCT, CO
 81505

NEW 26' X 26' METAL
 AWNING

6" X 6"
 CONCRETE
 CURB

PROPERTY LINE

PROPERTY LINE