

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

533-368

Building Address 640 SOUTH 12TH STR.
Parcel No. 2945-242-12-017
Subdivision COLORADO WEST DEVELOPMENT PARK
Filing _____ Block _____ Lot 4

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 33,600 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name WESCO DISTRIBUTION
Address 225 WEST STATION SQUARE DR.
City / State / Zip PITTSBURGH PA 15219

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name POERIO INC.
Address 467 LOWRIES RUN RD.
City / State / Zip PITTSBURGH PA 15237
Telephone 412-366-6767

* FOR CHANGE OF USE:
*Existing Use: WAREHOUSE / OFFICE
*Proposed Use: WAREHOUSE / OFFICE
Estimated Remodeling Cost \$ 263,000.00
Current Fair Market Value of Structure \$ 1,109,920

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 PLANNING STAFF	
ZONE <u>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Special Conditions: _____
Voting District <u>E</u>	Ingress / Egress _____
	Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 Dog Scholt, PROJECT MANAGER Date 10-15-07

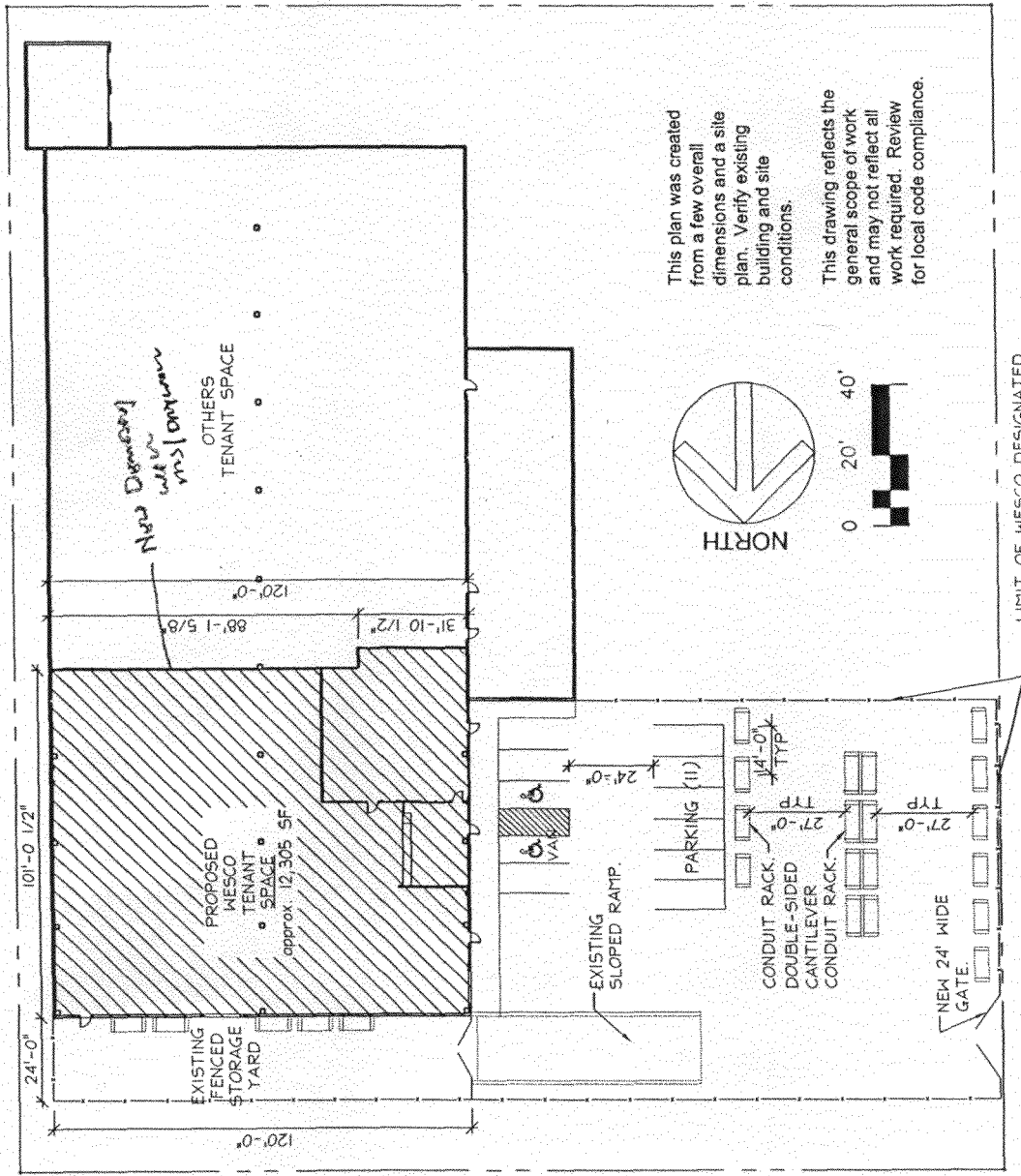
Planning Approval Paul Hornbeck Date 10/19/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>remodel only</u>
Utility Accounting <u>Other Power</u>	Date <u>10/22/07</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)

<p>Project: WESCO Distribution, Inc. 640 South 12th St. Grand Junction, CO</p>	<p>WESCO DISTRIBUTION</p> 
	<p>Design 3 Architecture PC Exploret, Suite 220C, 105 Main Blvd. TEL (412) 373-2220 Monroeville, Pennsylvania 15146-2213 FAX (412) 373-4571</p>
<p>Title: Site Plan Scheme 'C' 1"=40'-0" Date: 08/07/07 No. 2007-41</p>	<p>C1</p>

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This plan was created from a few overall dimensions and a site plan. Verify existing building and site conditions.

This drawing reflects the general scope of work and may not reflect all work required. Review for local code compliance.

LIMIT OF WESCO DESIGNATED PARKING AREA
INSTALL NEW 6'H FENCE WITH (E) MIRE STRANDS.

