

Planning \$	5
TCP \$	
Drainage \$	
SIF \$	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

123514-72518

BLDG PERMIT NO.

FILE #

SAME AS

1. original Planning  
pump sales  
& service  
not adding cranes

Building Address 842 2 1/2 Rd  
 Parcel No. 2697-254-03-004  
 Subdivision Riverview Commercial  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1/2 acre  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Knight & Durmas Properties  
 Address 780 2 1/2 Rd  
 City / State / Zip CO, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business

Other: Add 2 jib cranes & a pre-fabricated paint booth inside  
 \* FOR CHANGE OF USE: building

**APPLICANT INFORMATION:**

Name TPL Industrial, Inc  
 Address 2471 River Rd Unit A  
 City / State / Zip CO, CO 81505  
 Telephone 970-243-4642

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 15,000  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 _____	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Only</u>
Voting District _____	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 Steve Drake - TPL Date 7/24/08

Planning Approval Paul Hornbeck Date 7/24/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>7/24/08</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)