

Planning \$ <u>59</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

105423-60035

Building Address 702 23 1/2 Rd
 Parcel No. 2701-323-24-005
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1.38 ac 60,113 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 53,000

OWNER INFORMATION:

Name Dave Maves
 Address 637 North Ave.
 City / State / Zip Grand Jet, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Tenant Finish shop/office

APPLICANT INFORMATION:

Name TPI Industrial, Inc.
 Address 2471 River Rd. Unit A
 City / State / Zip Grand Jet, CO 81505
 Telephone 243-4642

* FOR CHANGE OF USE:
 *Existing Use: Empty-shell
 *Proposed Use: shop/office/warehouse
 Estimated Remodeling Cost \$ 300,000
 Current Fair Market Value of Structure \$ New

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 _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials) <u>CDP 2006-282</u>

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 Mike Duke - TPI Date 12/6/07
 Planning Approval Wendy Spure Date 12/6/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO charge</u>
Utility Accounting	Date <u>12-6-07</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)