

|                                   |
|-----------------------------------|
| Planning \$ <u>5<sup>th</sup></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 _____<br>(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 Drake - 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)