

Planning \$	—
TCP \$	22,176
Drainage \$	1,752
Other \$	10,877.15 - undergrounding fees for utilities

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.	
FILE #	SPR-2007-016

Building Address 380 28 ROAD
 Parcel No. 2943-192-00-029
 Subdivision N/A
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:
 Name R+C LLC
~~XXXXXXXXXX Assoc~~
 Address _____
 City / State / Zip _____

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

APPLICANT INFORMATION:
 Name RON WILSON / CROWN SUPPLY
 Address 3096 I-70 BUSINESS LOOP
 City / State / Zip GRAND JUNCTION, CO 81505
 Telephone 270-1053

* FOR CHANGE OF USE:
 *Existing Use: VACANT
 *Proposed Use: OFFICE / WORKHOUSE
 Estimated Remodeling Cost \$ _____
 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>I-2</u>	Maximum coverage of lot by structures <u>2 FAR</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>per plan</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: <u>none</u>
Voting District <u>E</u>	Ingress / Egress 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 12/1/06
 Department Approval [Signature] Date 10-26-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20714</u>
Utility Accounting	[Signature]		Date <u>10-26-07</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)