

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

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

BLDG PERMIT NO.
FILE #

385-271

Building Address 1000 South 9<sup>th</sup>  
Parcel No. Benton Canon  
Subdivision 2945-231-13-932  
Filing \_\_\_\_\_ Block 11-22 Lot 3

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 Mesa County  
Address 315 N Spruce St.  
City / State / Zip GJ CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: WASH BAY

**\* FOR CHANGE OF USE:**

\*Existing Use: WASH BAY  
\*Proposed Use: moving from North South  
END  
Estimated Remodeling Cost \$ 25,000.  
Current Fair Market Value of Structure \$ 1,471,270.<sup>00</sup>

**APPLICANT INFORMATION:**

Name John Stratton  
Address 315 N Spruce St  
City / State / Zip G.J. CO. 81501  
Telephone 986-0299

**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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	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 John J Stratton Date 7-2-2007  
Department Approval Gayleen Henderson Date 7-2-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting	Date <u>7-2-07</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)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...  
**Date:** 5/7/2007 11:04 AM  
**Subject:** RE: Mesa County Fleet Shops

5/07/07

Based on information submitted to this office, Mesa County Fleet Shops, located at [REDACTED], will be required to utilize an existing oil/sand interceptor, located at the south end of the south shop building. This three chamber interceptor has a volume of approximately 390 gallons.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.