

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

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

BLDG PERMIT NO.
FILE #

17100-10984

Building Address 710 APPROX EST
Parcel No. 2701-314-01-019
Subdivision APPROX EST COMMERCIAL
Filing 18 Block 1 Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing ~12,500 Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel .999 ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name CULPEPPER LAND & CATTLE
Address 300 PUPPY SMITH
City / State / Zip ASPEN, CO 81611

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

APPLICANT INFORMATION:

Name SUNSET BUILDERS
Address PO BOX 40002
City / State / Zip 6-J. CO 81504
Telephone 256-0465

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 30,000
Current Fair Market Value of Structure \$ 381,770

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 _____
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)

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 1-29-07
Department Approval Judith A Paris Date 1-29-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change sur/water</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1-24-07</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)

5/23/07 pl

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; mike.mossburg@co.mesa.co.us; Wend...
Date: 5/23/2007 10:40 AM
Subject: RE: Wood Group Pressure Control

5/23/07

Based on information submitted to this office, Wood Group Pressure Control, located at 710 Arrowest Road, will be required to install and utilize a closed loop recycle system for a planned equipment wash bay at this facility. The facility will not discharge any process wastewater and will only discharge domestic wastewater to the City sewer system. As no information was submitted detailing the type of recycle system to be installed, Industrial Pretreatment, at a future date, will require the facility to submit a completed IPP application describing the system.

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