

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 710 Arrowest Rd
Parcel No. 2701-314-01-019
Subdivision Arrowest Commerical Park
Filing _____ Block 1 Lot 19

Multifamily Only:
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing 18,068 Sq. Ft. Proposed N/A
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Wood Group Pressure Control
Address 710 Arrowest Rd
City / State / Zip Grand Junction CO 81505

APPLICANT INFORMATION:

Name Ford Construction Co Inc
Address 714 Arrowest Rd #A
City / State / Zip Grand Junction CO 81505
Telephone 970 245-9343

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
 - Change of Use (*Specify uses below)
 - Other: Install Jib Crane, Paint Booth, Wash Bay, all interior warehouse
- * FOR CHANGE OF USE:
*Existing Use: Office/Warehouse
*Proposed Use: " "

Estimated Remodeling Cost \$ 128,835.
Current Fair Market Value of Structure \$ 781,820.00

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 I-2 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: Interior remodel

Voting District _____ Ingress / Egress Location Approval only
(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 5-31-07
Department Approval [Signature] Date 5-31-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No per Scott/Persigo

Utility Accounting Kate Absberry Date this wash bay will recirculate water and not discharge into sewer

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2C.1 Grand Junction Zoning & Development Code) sewer
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)