

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 #

17196-11052

PAJ

Building Address 2380 Highway 6750
 Parcel No. 2945-054-00-016
 Subdivision _____
 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 CGO, LLC
 Address 533 Hopkins Ave
 City / State / Zip Aspen CO 80611

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other Cleaning up building.
Dissolving UP + Inspecting
 * FOR CHANGE OF USE: Water Seps

APPLICANT INFORMATION:

Name Cockeys Mechanical
 Address 581 Commercial Dr
 City / State / Zip GD, CO 81505
 Telephone 970-245-8171

* Existing Use: Diesel repair
 * Proposed Use: Diesel repair
 Estimated Remodeling Cost \$ 50,000
 Current Fair Market Value of Structure \$ 1,026,360.

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 C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions: To improve & clean
 Voting District approved per plan Ingress / Egress the waste water system
 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 Mary Cantore Date 8-23-07
 Department Approval Faye Hall Date 8/23/07 *Don't know New Tenant.*

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	Date <u>8/23/07</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)