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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.

FILE #

Building Address 1101 KIMBALL AVE.  
 Parcel No. 2945-231-00-038  
 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 SOUTH SIDE LEASING LLC  
 Address 706 SOUTH 9<sup>th</sup> ST.  
 City / State / Zip 65. Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: INSTALL FIRE SPRINKLER  
& UPGRADE LIGHT FIXTURES

\* FOR CHANGE OF USE:

\*Existing Use: WAREHOUSE STORAGE

\*Proposed Use: WAREHOUSE STORAGE

**APPLICANT INFORMATION:**

Name SAME AS ABOVE  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

Estimated Remodeling Cost \$ 71,500

Current Fair Market Value of Structure \$ 595,000<sup>00</sup>

**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 PLANNING 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: \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 11-1-07

Planning Approval Judith A. [Signature] Date 11/1/07

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No. Remodel of

Utility Accounting [Signature] Date 11-1-07

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)

## Scott Peterson - Old sugar beet building - 1101 Kimball

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**From:** Scott Peterson  
**To:** Tim Moore  
**Date:** 9/13/2007 11:16 AM  
**Subject:** Old sugar beet building - 1101 Kimball  
**CC:** Debi Overholt; Eric Hahn; Greg Moberg; Ivy Williams; Kristen Ashbeck; Lisa Cox

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Tim,

After meeting with the applicant's representative this week during our scheduled General Meeting, it was determined that the proposed improvements to the building; concrete floor repair, fire sprinkler system and electrical upgrade, would not trigger any corrections to existing nonconforming parking and landscaping requirements, etc.

Section 3.8 B. 2. a. of the Zoning and Development, Nonconforming Sites and Structures, indicates that if remodeling projects cost less than 25% of the current fair market value of the building within a 12 month period, then no additional upgrades would be required.

After reviewing the applicants submitted appraisal of the property and building, and cost of proposed upgrades requested by the applicant, it is my opinion that the proposed costs would be less than the 25% triggering point.

There is an existing, working septic system located on the property and it is my understanding from the applicant, that the Mesa County Building Department is willing to work with the applicant to allow the proposed upgrades and utilize the existing septic system at this time. The applicant is aware that any additional changes that would be above the 25% threshold and/or a change of use of the building from storage to something else, will trigger compliance with the applicable sections of the Zoning and Development Code.

The City Development Review Engineer and Customer Service Division have been advised on this subject and are in agreement.

If you should have any questions, please feel free to contact me.

Scott Peterson  
Senior Planner  
City of Grand Junction