

Planning \$	<del>10.00</del> 5.00
TCP \$	/
Drainage \$	/
SIF\$	/

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

Building Address 872 2 1/2 Rd  
 Parcel No. 2697-254-03-004  
 Subdivision RiverView Commercial  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 8,000 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Knight & Durmas Properties  
 Address 780 2 1/2 Rd  
 City / State / Zip Grand Jet, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business w/ out empty  
 Other: Add Locker Room INTERIOR

**APPLICANT INFORMATION:**

Name TPI Industrial, Inc  
 Address 2471 River Rd Unit A  
 City / State / Zip Grand Jet, CO 81505  
 Telephone 243-4642

**\* FOR CHANGE OF USE:**

\*Existing Use: Tenant Finish - INTERIOR  
new tenant - CRI  
 \*Proposed Use: Drill bits & compressors  
sales & service 15 employees  
 Estimated Remodeling Cost \$ 15,000  
 Current Fair Market Value of Structure \$ new structure

**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-1 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: **PAID**  
 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 Michael Drake - TPI Date 4/15/08  
 Planning Approval Judith A. Swin Date 4/15/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20980</u>
Utility Accounting <u>C. Bensey</u>	Date <u>4/16/08</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)