

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>5,000</u>
Bldg Permit #
File # <u>10986</u>

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Building Address 710 Arrowest Rd.  
 Parcel No. 2701-314-01-019  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 999 ac 43,516 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

#### OWNER INFORMATION:

Name Culpepper Land + Cattle CO  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel

#### APPLICANT INFORMATION:

Name Sturdy Built Structures  
 Address 1452 He Rd.  
 City / State / Zip Loma, CO 81524  
 Telephone 970-858-1103

\* FOR CHANGE OF USE:  
 \*Existing Use: office/warehouse  
 \*Proposed Use: SME

Estimated Remodeling Cost \$ 20,000.00  
 Current Fair Market Value of Structure \$ 781,820

**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 <u>I-2</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 Marcus Lee Date 12-17-08  
 Planning Approval Jayden Reynolds Date 12/17/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	X	W/O No. <u>no sewer or water add</u>
Utility Accounting <u>as a</u>	Date <u>12/17/08</u>			

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)