

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

118490-68850

BLDG PERMIT NO.	
FILE #	SPR-2007-187

Building Address 2252 COLEX DR.
 Parcel No. 2701-314-17-004
 Subdivision High Desert Comm. Park
 Filing _____ Block 1 Lot 4

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1.63 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Martin Azcarraga
 Address 2323 River Rd.
 City / State / Zip Grand Jet., CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Adding a locker room to current construction. INTERIOR ONLY
- Change of Use (*Specify uses below)
- Change of Business

* FOR CHANGE OF USE:

Existing Use: unoccupied/new construction
 Proposed Use: Excel Directional Technologies
to occupy the building
minor changes to approved plans
 Estimated Remodeling Cost \$ 25,000
 Current Fair Market Value of Structure \$ new bldg.

APPLICANT INFORMATION:

Name TPL Industrial Inc
 Address 2471 River Rd Unit A
 City / State / Zip Grand Jet., CO 81505
 Telephone 247-4642

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: _____

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 Mike Duke Date 2/29/08
 Planning Approval Judith A. Kiser Date 2/29/08
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20066-revised.
 Utility Accounting (initials) Date 4/23/08

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)

re-build drill motors wash bay