

TCP \$	<i>no change of use</i>
Drainage \$	<i>existing</i>
SIF \$	<i>N/A</i>
Inspection \$	<i>N/A</i>

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$
Bldg Permit #
File # <i>N/A</i>

Building Address 2790 H Road
 Parcel No. 2701-254-08-001
 Subdivision 3 D Minn Sub
 Filing Block Lot 1

Multifamily Only: *N/A*
 No. of Existing Units No. Proposed
 Sq. Ft. of Existing 66,348 Sq. Ft. Proposed NO change
 Sq. Ft. of Lot / Parcel 9.952 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed)

OWNER INFORMATION:

Name MNL INVESTMENTS, LLC
 Address 823 25 ROAD
 City / State / Zip GRAND JUNCTION, CO, 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MARK A LEWIS, MANAGER
 Address 823 25 ROAD
 City / State / Zip GRAND JUNCTION, CO, 81505
 Telephone 970-250-6742

*** FOR CHANGE OF USE:**

*Existing Use: previous manufacturing
 *Proposed Use: manufacturing of aircraft parts
 Estimated Remodeling Cost \$ 18,000⁰⁰ approx.
 Current Fair Market Value of Structure \$ 627,180⁰⁰

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-0</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u> </u> from property line (PL)	Landscaping/Screening Required: YES <u> </u> NO <input checked="" type="checkbox"/>
Side <u> </u> from PL Rear <u> </u> from PL	Parking Requirement <u>NO change</u>
Maximum Height of Structure(s) <u> </u>	Floodplain Certificate Required: YES <u> </u> NO <input checked="" type="checkbox"/>
Voting District <u> </u>	Special Conditions: <u>interior only</u>
Ingress / Egress Location Approval <u> </u> (Engineer's Initials)	

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 Mark Lewis, MANAGER Date 15 DEC 08
 Planning Approval Ronnie Edwards Date 12/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>5 E 64</u>
Utility Accounting <u>Mark Lewis</u>	Date <u>12/15/08</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)