

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2154 Hwy 60 50 - 81505
 Parcel No. 2697-361-01-007
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 3,689
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name SST Energy Corp
 Address 8901 W. Yellowstone Hwy
 City / State / Zip Casper, WY 82604

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Demolition (INTERNAL)

APPLICANT INFORMATION:

Name DKB Construction Services
 Address 507 Fruitvale Ct
 City / State / Zip Grand Junction CO 81504
 Telephone 434-3430

* FOR CHANGE OF USE:
 *Existing Use: office + shop
 *Proposed Use: SAME (UPGRADES)
 Estimated Remodeling Cost \$ 70,000.00
 Current Fair Market Value of Structure \$ 323,770

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-1</u>	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) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
(Engineer's Initials)			

PAID
 DEC 16 2008
 TB

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 Dennis Buxton Date 12/16/08
 Planning Approval Sybi Reynolds Date 12/16/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting <u>W Bensey</u>	Date <u>12/16/08</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)