

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

49817-10975 ~~6~~X

Recycle water in machine

Building Address 2317 Interstate Ave
Parcel No. 2701-323-03-004
Subdivision Interstate Commercial Park
Filing 1 Block 2 Lot 4

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 11000 Sq. Ft. Proposed 280
Sq. Ft. of Lot / Parcel 1 Acre
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Robert Stone
Address 2317 Interstate Ave
City / State / Zip Grand Jet, Co 81505

APPLICANT INFORMATION:

Name T.R. Builders
Address 717 Lochwood Ct
City / State / Zip Grand Jet, Co 81505
Telephone 433-2543

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
Other: <u>NO WTR/SWR -</u>	

Enlarging - Height - Building -
*FOR CHANGE OF USE!
Enlarging - Ground - Building!
*Existing Use: Industrial

*Proposed Use: Industrial

No more eng!
Estimated Remodeling Cost \$ 100,000.- \$ 526,490

Current Fair Market Value of Structure \$ 440,000.00

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 <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	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 Jenny Davis Date 4/23/08
Planning Approval Gayleen Henderson Date 4-24-08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO WTR/SWR Change.</u>
Utility Accounting	Date <u>4/25/08</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)