

Planning \$	<b>5</b>
TCP \$	
Drainage \$	
SIF\$	

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

BLDG PERMIT NO.
FILE #

**108927-11066**

Building Address 2375 LELAND AV  
 Parcel No. 2945-054-04-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name PYRAMID INSTRUMENTATION  
 Address 2375 LELAND AV  
 City / State / Zip GRAND JUNCTION CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Moving walls - interior - For fire sprinklers  
replace HBA unit - only  
 \*FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name DRK CONSTRUCTION LLC  
 Address 1801 T-70 BUSINESS LOOP B2  
 City / State / Zip GRAND JUNCTION CO 81501  
 Telephone 970 434-5379

\*Existing Use: Employment by same -  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 42,328.00  
 Current Fair Market Value of Structure \$ 667,710

**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>C-2</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) _____	Special Conditions: <u>Interior only</u>
Voting District _____	<u>Office/warehouse</u>
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 [Signature] Date 4-10-08

Planning Approval Paul Hornbeek Date 4/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR / SWR Charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/10/08</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)