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Drainage \$
SIF\$
Inspection \$

72518-0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$ 5.00
Bldg Permit #
File #

Building Address 842 2 1/2 road
 Parcel No. 2697-254-03-004
 Subdivision River View Commercial
 Filing _____ Block _____ Lot 4

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 K4D Properties
 Address 780 2 1/2 Road
 City / State / Zip 65 Co.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TP Industrial inc
 Address 2471 River Side Parkway
 City / State / Zip 65 Co 81505
 Telephone 970-243-4642

*** FOR CHANGE OF USE:**

*Existing Use: office/warehouse
 *Proposed Use: same

Estimated Remodeling Cost \$ 190,000
 Current Fair Market Value of Structure \$ 760,350

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

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 [Signature] Date 12-3-09
 Planning Approval [Signature] Date 12/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No: <u>interconnected</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-3-09</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)