

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

#10966-0  
**PLANNING CLEARANCE**

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

Planning \$ <u>5</u>
Bldg Permit #
File #

Building Address 710 23 1/4 RD  
Parcel No. 2701-323-04-013  
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 Western Pump & Dredge  
Address 2314 Logos Dr.  
City / State / Zip Grand Junction

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: ADD PRE FABRICATED PAINT BOOTH @ Interior

**APPLICANT INFORMATION:**

Name Lannie & Russ G.L. Inc.  
Address 640 Independent Ave.  
City / State / Zip Grand Junction Co. 81505  
Telephone (970) 243-0072

\* FOR CHANGE OF USE: NO CHANGE TO FOOTPRINT  
\*Existing Use: Warehouse  
\*Proposed Use: WAREHOUSE / PAINT BOOTH  
Estimated Remodeling Cost \$ 15,000<sup>00</sup>  
Current Fair Market Value of Structure \$ 278,440<sup>00</sup>  
~~128,720~~

**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 _____ (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 12/2/09 LEAW

Planning Approval [Signature] Date 12/2/09 OK

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>Remodel</u>
Utility Accounting <u>[Signature]</u> Date <u>12/2/09</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)