

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

Planning \$ <u>N/C</u>
Bldg Permit #
File # <u>10991</u>

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 719 Arrowest Ct
 Parcel No. 2701-314-01-014
 Subdivision Arrowest Commercial Sub
 Filing 1 Block 1 Lot 14

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 Westbank Ranch Golf + Country Club Ltd
 Address 719 Arrowest Rd
 City / State / Zip McKinney, TX 75070-8194

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name Ally Equipment Rental
 Address 3931 Holly St. Suite B
 City / State / Zip Denver, CO 80207
 Telephone 888-379-3343

*** FOR CHANGE OF USE:**

*Existing Use: office / warehouse supply
 *Proposed Use: oilfield equipment rental
 Estimated Remodeling Cost \$ N/A
 Current Fair Market Value of Structure \$ _____

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-2</u>	JAN 28 2009 RB	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____
SETBACKS: Front <u>25'</u> from property line (PL)	Side <u>0'</u> from PL	Rear <u>0'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65'</u>	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions: <u>low volume trips (2025)</u>	

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 1-28-2009
 Planning Approval [Signature] Date 1/28/2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer or water</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/28/09</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)

ALLY Equipment Rental

Predictable Equipment and Service
for an Unpredictable Industry

To Whom It May Concern: Ally equipment rental is interested and looking to lease the property at 719 Arrowst which is currently being occupied by Wilson supply co.

Ally equipment rental is a company that rents rig site accommodations, heavy equipment and small equipment to oilfield companies. We are not looking to do any type of remodeling or renovating to the property inside or out. We are looking to just move in to the property as is. We would be using the fenced in yard area to store our equipment in an orderly and neat fashion and will not become an eye sore to the community. Ally also plans on keeping the traffic to a minimum, which at most we will have 20 to 25 in and out shipments daily. Ally is looking forward to working with and in the Grand Junction community from this point on. We are looking to move in to this location on March 1st 2009.

Jason Williams
Branch Manager
Ally Equipment Rental
(303) 704-3096

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 921

