

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

*Jared/ACG, Civil Engineer
Keystone/this PC only for interior remodel*

Building Address 2360 G ROAD

Multifamily Only: remodel
No. of Existing Units _____ No. Proposed _____

Parcel No. 2701-323-00-055

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name HELMERICH-PAYNE, IDC

DESCRIPTION OF WORK & INTENDED USE:

Address 1437 S. BOULDER AVE # 1400

- Remodel Addition
 Change of Use (*Specify uses below)
 Other: Paint, Carpet, Partition Walls

City / State / Zip TULSA, OK 74119

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name KEYSTONE CUSTOM BUILDERS, INC

*Existing Use: OFFICES / WAREHOUSE

Address P.O. Box 1807

*Proposed Use: SAME

City / State / Zip GRAND JUNCTION CO 81502

Estimated Remodeling Cost \$ 145,245

Telephone 970-243-9428

Current Fair Market Value of Structure \$ 4,670,000

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-2

Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL)

Landscaping/Screening Required: YES _____ NO

Side 0' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) 40'

Special Conditions: No change in use

Voting District X Ingress / Egress Location Approval N/A
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 2/20/09 Meeker County BD

Department Approval [Signature]

Date 2-20-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>on septic well</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-20-09</u> <u>need 2nd planning clearance</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)

help fr C Marshall-Cole 703 231/2 to swir in near future