

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

PAID
Planning Clearance

WOM

Planning \$ <i>PD</i>
Bldg Permit #
File # <i>SPR 2008-282</i>

PLANNING CLEARANCE

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

Building Address 2107 H ROAD
 Parcel No. 2697-362-00-090
 Subdivision Metes + Bounds
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units N/A No. Proposed _____
 Sq. Ft. of Existing 16200 Sq. Ft. Proposed 16200 + 1000
 Sq. Ft. of Lot / Parcel 2.95 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

dry building

OWNER INFORMATION:

Name Russ + Sheila Martin
 Address 1026 19 1/2 Rd
 City / State / Zip Fruita, CO 81521

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: 10x10 free standing shed - existing (approx)

APPLICANT INFORMATION:

Name SAME AS OWNER
 Address _____
 City / State / Zip _____
 Telephone _____

* FOR CHANGE OF USE: 14x20 XR
 *Existing Use: water trucking company
 *Proposed Use: elec pole to plug in trucks, 8x40 truck repair container
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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MAR 18 2009
RB

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>	Ingress / Egress Location Approval <u>N/A</u> (Engineer's Initials)	Maximum coverage of lot by structures _____	Special Conditions: _____
SETBACKS: Front <u>15'</u> from property line (PL)		Landscaping/Screening Required: YES _____ NO _____	
Side <u>0</u> from PL Rear <u>0</u> from PL		Parking Requirement _____	
Maximum Height of Structure(s) <u>40'</u>		Floodplain Certificate Required: YES _____ NO _____	
Voting District _____			

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 Sheila D. Martin Date 10-23-08
 Planning Approval Ronnie Edwards Date Mar 18, 09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Ronnie Edwards</u>	Date <u>3/18/09</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)