

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

101657-9082 111242 -63935

BLDG PERMIT NO.
FILE #

Building Address 2381 1/2 River Rd
 Parcel No. 2945-081-00-112
 Subdivision unplatted
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 316400
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Knowles Enterprises LLC
 Address 2381 1/2 River Rd
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Awning
- Change of Use (*Specify uses below)
- Change of Business

APPLICANT INFORMATION:

Name Platinum Sign Company Inc
 Address 2916 I 70 B
 City / State / Zip Grand Jct CO 81504
 Telephone 970-248-9677 Mike
985-0274

*** FOR CHANGE OF USE:**

*Existing Use: office/shop buildings for large truck repair, etc.
 *Proposed Use: 2 awnings
no signage-lettering
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ new

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 <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District <u>N/A</u>	Ingress / Egress Location Approval <u>N/A</u> (Engineer's Initials)
<u>approved per plan CUP-2006-131</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 1-29-08
 Planning Approval Gaylean Henderson Date 1-29-08

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>Awnings only</u>
Utility Accounting <u>CM Cole</u>	Date <u>2/4/09</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)