

|               |
|---------------|
| TCP \$        |
| Drainage \$   |
| SIF \$        |
| Inspection \$ |

|                         |
|-------------------------|
| Planning \$ <u>5.00</u> |
| Bldg Permit #           |
| File #                  |

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address AKA 2395  
2399 Riverside Pkwy  
 Parcel No. 2945-081-29-002  
 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 Mays Concrete  
 Address 2399 Riverside Pkwy  
 City / State / Zip RS 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 243-5469

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: upgrading walk way  
 Estimated Remodeling Cost \$ 20,000  
 Current Fair Market Value of Structure \$ 527,280

**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>PD</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 _____<br>(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 2-10-09  
 Planning Approval [Signature] Date 2/10/09

|   |                                   |
|---|-----------------------------------|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> | W/O No. <u>None/Sewer add fee</u> |
| Utility Accounting <u>[Signature]</u>   | Date <u>2/10/09</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)

**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; mike.mossburg@co.mesa.co.us; Wendy Spurr  
**Date:** 2/2/2009 1:39 PM  
**Subject:** RE: Mays Concrete

2/02/09

Based on information submitted to this office, Mays Concrete Inc., located at 2399 Riverside Parkway, will be required to install an oil/sand interceptor having a minimum capacity of 750 gallons and a minimum of two compartments. The facility will utilize an outside washbay.

Should you have questions or comments, please contact Industrial Pretreatment at (970) 256-4180.