

| | |
|---------------|---|
| TCP \$ | 0 |
| Drainage \$ | 0 |
| SIF \$ | 0 |
| Inspection \$ | 0 |

| | |
|---------------|---------|
| Planning \$ | 0 |
| Bldg Permit # | |
| File # | 11768-0 |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1621 Clymo way
 Parcel No. 2945-233-17-020
 Subdivision Orchard Mesa Heights
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 5935 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 1.058 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ronald and Janee Culver
 Address 12817 6100 Rd
 City / State / Zip Montrose, CO 81403

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Document Historical Use

APPLICANT INFORMATION:

Name Kon Culver
 Address 12817 6100 Rd
 City / State / Zip Montrose, CO 81403
 Telephone 970-209-7019

*** FOR CHANGE OF USE:**

*Existing Use: Diesel Mech/Truck driving school
 *Proposed Use: Trailer/Equipment Rental/Sales

Estimated Remodeling Cost \$ 0
 Current Fair Market Value of Structure \$ 0 N/A

PAID
 JUL 14 2010

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 C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO X
 Voting District E Ingress / Egress Location Approval NIA (Engineer's Initials) Special Conditions: Documenting historical use of property for outdoor storage/display

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 July 14/2010
 Planning Approval [Signature] Date 7/14/10

Additional water and/or sewer tap fee(s) are required: YES **NO** W/O No.

Utility Accounting [Signature] Date 7-14-10

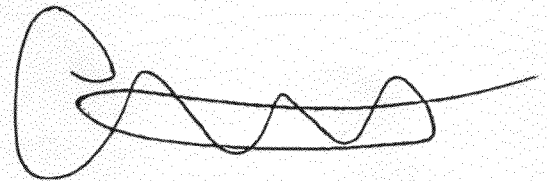
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

TWIMC,

Please let it be known that High Horsepower Diesel Machine has been parking Cars, Trucks, Trailers etc etc... to be repaired in Front & Around of Enter Building @ 1621 Clymer Way, Grand Junction Co 81505, since we have occupied building starting in Oct of 2008.

Sincerely,

Chris Rubick



970-245-3910

