

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 2527 FORESIGHT CIR
 Parcel No. 2945-033-93-001
 Subdivision TOT
 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 KINDER MORGAN INC
 Address 825 2 1/2 RD
 City / State / Zip GRAND JUNCTION, CO 81505

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

APPLICANT INFORMATION:

Name KEYSTONE CUSTOM BUILDER, INC
 Address P.O. Box 1807
 City / State / Zip GRAND Jct, CO 81502
 Telephone 970-243-~~9428~~9428

* FOR CHANGE OF USE:
 *Existing Use: RECENT OFFICE/WAREHOUSE OUTDOOR STORAGE
 *Proposed Use: SAME, DIFFERENT BUSINESS
 Estimated Remodeling Cost \$ 100,000
 Current Fair Market Value of Structure \$ 512,740.00

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-O</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 _____
(Engineer's Initials)	Special Conditions: <u>(per Santa C) has same use in past year i.e. outdoor storage</u>

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 1/16/2010
 Planning Approval [Signature] Date 1/15/2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1/15/10</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)

January 12, 2010

To Whom It May Concern:

Kinder Morgan purchased the property at 2527 Foresight Circle, Grand Junction, Colorado in October, 2009. The office building/warehouse was purchased with the purpose of moving our current Grand Junction operation from 825 ½ Road to this new location. This property will be modified for general office operations, warehouse and exterior building storage (enclosed yard).

The warehouse portion of this property will be used in the following manner:

- Conduct calibrations and repairs of electronic flow meters
- Program and test Alan Bradley PLC units
- Repair small valves (up to 10") for field installations and use
- Ship and receive small parts for field installation
- Perform test equipment calibration
- Storage of air and oil filters, tools, valves, pipe, pipe cleaners

The fenced portion (yard) of this property will be used in the following manner:

- Storage of pipe, valves and fittings
- Staging area for small projects - shipping and receiving pistons, crankshafts, cylinders, heads for industrial engines
- Storage of company owned pickups (1/2 – ¾ ton), fork lift, enclosed cargo trailer, snowmobiles, backhoe, 4-wheelers with trailers
- There will be no "washing" of equipment or vehicles in this area

Should you have any further questions, please do not hesitate to contact me.

Thank you.

Sincerely,



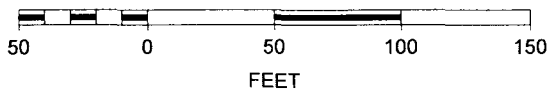
Nancy L. Michelson
Manager of Facilities
Kinder Morgan

Wreg
~~243~~ 243-9428

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 894



N

