

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

1000423-0

Building Address 376 Indian Rd
 Parcel No. 2945-241-50-005
 Subdivision Indian Road
 Filing _____ Block 4 Lot 5

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 Indian Road Industrial Park
 Address P.O. Box 3200
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE: BUILDOUT PARTITION WALL

APPLICANT INFORMATION:

Name Darren Davidson
 Address P.O. Box 3200
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-243-3355

*Existing Use: office warehouse
 *Proposed Use: stn
 Estimated Remodeling Cost \$ 5,000
 Current Fair Market Value of Structure \$ 134,260.00

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-1</u>	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____	
SETBACKS: Front <u>15</u> from property line (PL)	Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____	
Maximum Height of Structure(s) <u>40</u>	Voting District _____	Floodplain Certificate Required: YES _____ NO _____	
Ingress / Egress Location Approval <u>FAR, 200</u> <small>(Engineer's Initials)</small>		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 Darren Davidson Date 8/6/10
 Planning Approval Sylvia Reynolds Date 8/6/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO sewer taps</u>
Utility Accounting <u>Q Q</u>	Date <u>8/6/10</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)