

TCP \$
Drainage \$
SIF\$
Inspection \$

Planning \$ <u>5⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

10995-1

Building Address 2517 West Court
 Parcel No. 2945-102-22-005
 Subdivision WESTGATE PARK
 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 RED POINT LLC
 Address 808 C.R. 215
 City / State / Zip PARACHUTE, CO. 81635

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: INSTALL OVERHEAD CRANE

APPLICANT INFORMATION:

Name JIM DEKAM
 Address PO BOX 609
 City / State / Zip PARACHUTE CO 81635
 Telephone 970-285-1448

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 45,000⁰⁰

Current Fair Market Value of Structure \$ 260,900⁰⁰

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-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0 from PL Rear 10 from PL Parking Requirement _____
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (Engineer's Initials)

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 Jim Dekam Date 3/2/10
 Planning Approval Pat Dunlop Date 3/2/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting	<u>Done</u>	Date	<u>3/2/10</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)

808 county rd 215
Parachute, CO 81635
Ralph & Cathy Snow, owners

To Grand Junction City,

February 25, 2010

Re: Description of intended use of building at 2517 Wesio Ave.

We intend to lease the building to Tejas Completion Solutions for their use

The existing office space, used as office.

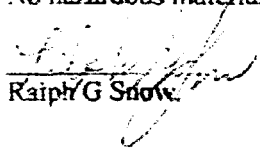
The shop area of the building will be used storage and redress (repair) of down hole oil field packers and plugs.

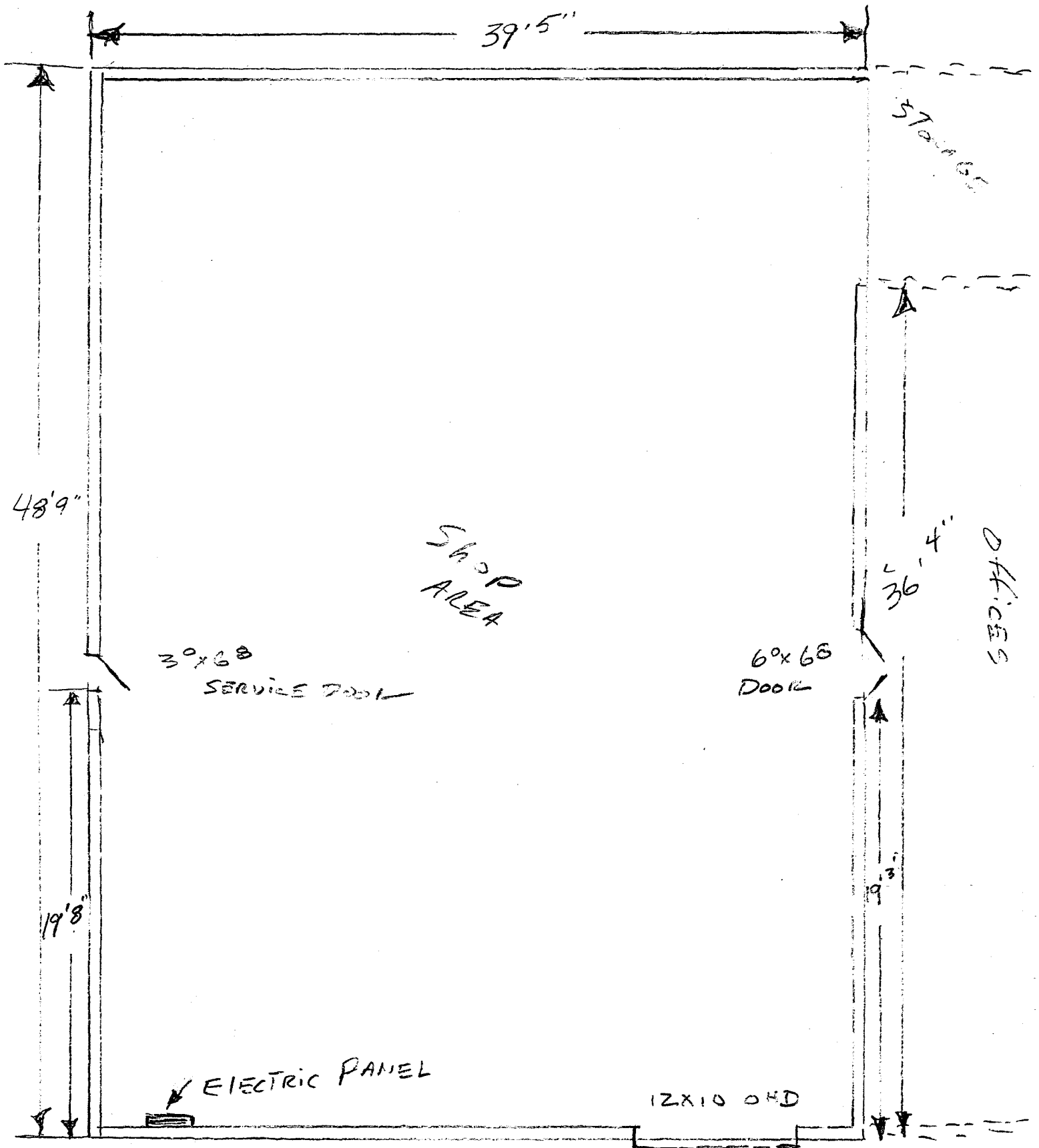
The clean and redress process is done dry, with the tools being taken apart and brushed clean with power wire brush.

The tools are inspected for wear, damage, reassembled with new o-rings and rubber goods, and put back into storage until it is needed

The crane will be used to move the tools around the shop. load and unload them in pickups, as a lot of them weight 200 to 300 lbs when assembled.

No hazardous material will be stored on site.


Ralph G Snow.



NOT TO SCALE
ALL MEASUREMENTS
ARE INSIDE SHOP