

|             |      |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$      | 0    |
| Drainage \$ | 0    |
| SIF\$       | 0    |

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

47013 - 27847 w/o 12316

Building Address 2477 Commerce #F  
Parcel No. 245-091-17-010  
Subdivision Plata Sierra Condo.  
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 Bruce Jones  
Address 2477 Commerce #F  
City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Tenant Finish - walls - B+B Drilling  
\* FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name Just Companies  
Address 2505 Foresight Cir AA  
City / State / Zip Grand Jct, CO 81505  
Telephone 245-9316

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_  
Estimated Remodeling Cost \$ 24,500  
Current Fair Market Value of Structure \$ \_\_\_\_\_

**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.**

|   |   |
|---|---|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b> |   |
| ZONE <u>C-2</u>   | Maximum coverage of lot by structures _____                       |
| SETBACKS: Front <u>15'</u> from property line (PL)                            | Landscaping/Screening Required: YES _____ NO _____                |
| Side <u>0'</u> from PL Rear <u>10'</u> from PL                                | Parking Requirement _____   |
| Maximum Height of Structure(s) <u>40'</u>                                     | Special Conditions: <u>per approved plan</u>                      |
| Voting District _____   | Ingress / Egress Location Approval _____<br>(Engineer's Initials) |

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 10-25-04  
Department Approval [Signature] Date 10-25-04

|  |      |  |                    |
|--|------|--|--------------------|
| Additional water and/or sewer tap fee(s) are required: | YES  | NO <input checked="" type="checkbox"/> | W/O No. <u>N/A</u> |
| Utility Accounting <u>[Signature]</u>                  | Date | <u>10/25/04</u>                        |                    |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)