

Planning \$ 500 Plw/App
 TCP \$ 0
 Drainage \$ 0
 SIF\$ 0

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department
86306-8675

BLDG PERMIT NO. _____
 FILE # CDU-2004-151

Building Address 2782 Crossroads Blvd.
 Parcel No. 2701-361-21-005
 Subdivision Crossroads Colorado West
 Filing _____ Block _____ Lot _____

Multifamily Only: N/A
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 3,000 Sq. Ft. Proposed 3,000
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:
 Name Colorado West Insurance
 Address 3rd & Main
 City / State / Zip Grand Jct. Colo 81501

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

APPLICANT INFORMATION:
 Name Garrett Walker
 Address 879 29 Road
 City / State / Zip G.J. Colo. 81505
 Telephone 241-9020

* FOR CHANGE OF USE:
 *Existing Use: Restaurant
 *Proposed Use: Office < 20 EMPLOYEES
 Estimated Remodeling Cost \$ ~~52,000.00~~ 52,000.00
 Current Fair Market Value of Structure \$ 212,360

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures FAR-1.00
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 0' from PL Rear 10' from PL Parking Requirement 10 req'd
 Maximum Height of Structure(s) 40' Special Conditions: _____
 Voting District D Ingress / Egress Location Approval RAD
 (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 Garrett Walker Date 6-29-04
 Department Approval Justin J. Costello Date 8/2/04

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting EXISTING TAPS 0.00 SUFFICIENT ALREADY Date 8/3/04

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)