

Planning \$ <u>5<sup>00</sup></u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-255</u>

64825-9039

Building Address 2470 F. Road #2  
 Parcel No. 2945-044-00-063  
 Subdivision Patterson Center  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Wylie Miller  
 Address 798 Jordana Rd  
 City / State / Zip Grand Jct, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Tenant Finish

**APPLICANT INFORMATION:**

Name Western Constructors Inc  
 Address 514-2844 Rd #5  
 City / State / Zip Grand Jct, CO 81501  
 Telephone 241-5457

**\* FOR CHANGE OF USE:**

\*Existing Use: ~~RE~~ N/A  
 \*Proposed Use: N/A

Estimated Remodeling Cost \$ 3000<sup>00</sup>  
 Current Fair Market Value of Structure \$ N/A

**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 \_\_\_\_\_  
 SETBACKS: Front interior from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side interior from PL outlet from PL Parking Requirement per file  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Voting District B Ingress / Egress Location Approval N/A  
 (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 Wylie Miller Date 9-7-04  
 Department Approval Santa Costello Date 9/7/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>tenant finish</u>
Utility Accounting <u>Donner</u>	Date <u>9-7-04</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)