

Planning \$	5.00
TCP \$	9
Drainage \$	9
SIF\$	9

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

BLDG PERMIT NO.
FILE #

Building Address 2424 HWY 6 & 50 #132
Parcel No. 2945 - 043 - 06 - 001
Subdivision Mesa mall
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 Corporate Plus
Address 3022 E. Sterling Circle, #100
City / State / Zip Boulder, CO 80301

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name K & G Enterprises, Inc.
Address 2525 High Country Ct., #B
City / State / Zip Grand Jct., CO 81501
Telephone 970-245-2046

*** FOR CHANGE OF USE:**

*Existing Use: Retail space
*Proposed Use: Retail space
Estimated Remodeling Cost \$ 45,000
Current Fair Market Value of Structure \$ 12,401,95.

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 demo +
SETBACKS: Front per plan from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement Interior Remodel
Maximum Height of Structure(s) _____ Special Conditions: only
Ingress / Egress
Voting District _____ Location Approval _____
(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 Ronald D. Lambert Date 9/15/04

Department Approval Gayle Henderson Date 9-15-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Overholt</u>		Date <u>9/15/04</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)