

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 #

64825-9039

A

Building Address 2470 F Road Unit 1D  
 Parcel No. 2445-044-00-063  
 Subdivision Patterson Center Condos  
 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 Columbine Medical Partners, PLLC, D.B.A. Ajtae Primary Care Physicians  
 Address 1355 N 4th St  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: tenant finish

**APPLICANT INFORMATION:**

Name Kory D Huebert, MD  
 Address 1355 N 4th St  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 970 245-6655

\* FOR CHANGE OF USE:

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 93,000.00

Current Fair Market Value of Structure \$ 225,000.00

**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 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0' from PL Rear 10' from PL Parking Requirement per approved plan  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress 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 K D Huebert Date 1/7/05  
 Department Approval Gayleen Henderson Date 1-31-05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>D. Vanover</u>	Date <u>1-31-05</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)