

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

UNITS 100, 101, 109, 110

BLDG PERMIT NO. _____

FILE # _____

Planning \$ 5.00

TCP \$ 0

Drainage \$ 0

SIF \$ 0

Building Address 683 HORIZON DR

Parcel No. 2945-012-50-011

Subdivision Safeway at Horizon Park

Filing _____ Block _____ Lot 3

OWNER INFORMATION:

Name NEW HORIZON LLC

Address 1000 E. BELVIEW AVE ^{2nd} 300

City / State / Zip BREEDWOOD VILLAGE CO 80111

APPLICANT INFORMATION:

Name KARELS CONTRACTING

Address 2625 MESA AVE

City / State / Zip BROOKS CO 81501

Telephone 242-6834

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: RETAIL

*Proposed Use: RETAIL

Estimated Remodeling Cost \$ 150,000.00
~~200K~~

Current Fair Market Value of Structure \$ 685,930.

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 _____ from property line (PL)

Landscaping/Screening Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions: per approved plan

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 Paul Karels Date 10-27-05

Department Approval Gayleen Henderson Date 11-1-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting D Overett Date 11-1-05

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)