

Planning \$	0
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE # <u>RUP-2005-273</u>

2486-1557

Building Address 300 Main  
Parcel No. 2945-144-110-019  
Subdivision City of GJ  
Filing - Block 107 Lot 17-32

Multifamily Only: No  
No. of Existing Units 92876 No. Proposed 92876  
Sq. Ft. of Existing 92876 Sq. Ft. Proposed 92876  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

2005 NOV -7 AM 8:02  
GERALD H. PHIPPS  
DENVER, CO  
COP 92876

**OWNER INFORMATION:**  
Name US West Quest  
Address 800 MAIN ST  
City / State / Zip GRAND JUNCTION CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel - interior  Addition  
 Change of Use (\*Specify uses below)  
 Other: Adding an handle

**APPLICANT INFORMATION:**  
Name Bruce Gilchrist & Gerald H Phipps 211c  
Address 1530 W 13th Ave  
City / State / Zip Den CO 80204  
Telephone 303 571-5377

\* FOR CHANGE OF USE:  
\*Existing Use: Telephone Switch  
\*Proposed Use: Telephone Switch  
Estimated Remodeling Cost \$ 281,573  
Current Fair Market Value of Structure \$ 8M

**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 <u>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0/0</u> from PL Rear <u>0/0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>N/A</u> (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 Bruce Gilchrist GHP Date 11/10/05  
Department Approval Gerald Phipps Date 1/5/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting <u>CM Cole</u>	Date <u>1/5/06</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)