

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

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

BLDG PERMIT NO.
FILE #

COPY

Building Address 2584 Patterson #A
Parcel No. 2945-034-43-002
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 0
Sq. Ft. of Existing 2500 Sq. Ft. Proposed 2500
Sq. Ft. of Lot / Parcel 39888
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Eric Lusby
Address 715 Horizon #490
City / State / Zip Grand Juncct Co 81504

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant finish

APPLICANT INFORMATION:

Name Ford Construction Co Inc
Address 714 Arrowwest Rd #A
City / State / Zip Grand Juncct Co 81505
Telephone 970 245-9343

* FOR CHANGE OF USE:
*Existing Use: vacant
*Proposed Use: Insurance Comp.
Estimated Remodeling Cost \$ 91,926
Current Fair Market Value of Structure \$ New building

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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Remodel only</u>
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 M. Anderson Date 8-2-06
Department Approval D. Magan Date 8/2/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>remodel only</u>
Utility Accounting <u>Other</u>	Date <u>8/2/06</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)

From: Rhonda Edwards
To: Aragon, Nishi; Henderson, Gayleen; Kopfman, J...
Date: 8/29/2006 10:25 am
Subject: Redstone Plaza

This project is located at 2584 F Rd and they have the planning clearance for the shell building. After I told them "No" on the phone, they came to the counter and were able to obtain two planning clearances for interior remodels for a building that is not completed yet. Now I find out from Laura that they have not put the sewer lines in yet and their plans aren't going to work. We will be writing a letter to the owner to let them know what Ford Construction is doing. We may not have any mechanism to make them stop work, but I will be contacting the Building Dept. If everyone could remember not to issue any more planning clearances for this building until we get this cleared up, it would be greatly appreciated.
thanks

Ronnie Edwards
256-4038
rhondae@gjcity.org