

Planning \$ <u>10.00/</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Community Development Department

12219-7608

Building Address 1120 Wellington Rd #102
 Parcel No. 2945-111-25-006
 Subdivision Wellington #3
 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 Sage Brush Partnership
 Address 1120 Wellington Rd
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Helber Contracting, Inc.
 Address 710 Independent Ave
 City / State / Zip Grand Junction, CO 81505
 Telephone 970-523-6935

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 70,000
 Current Fair Market Value of Structure \$ 250,000

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>B1</u>	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: _____
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).

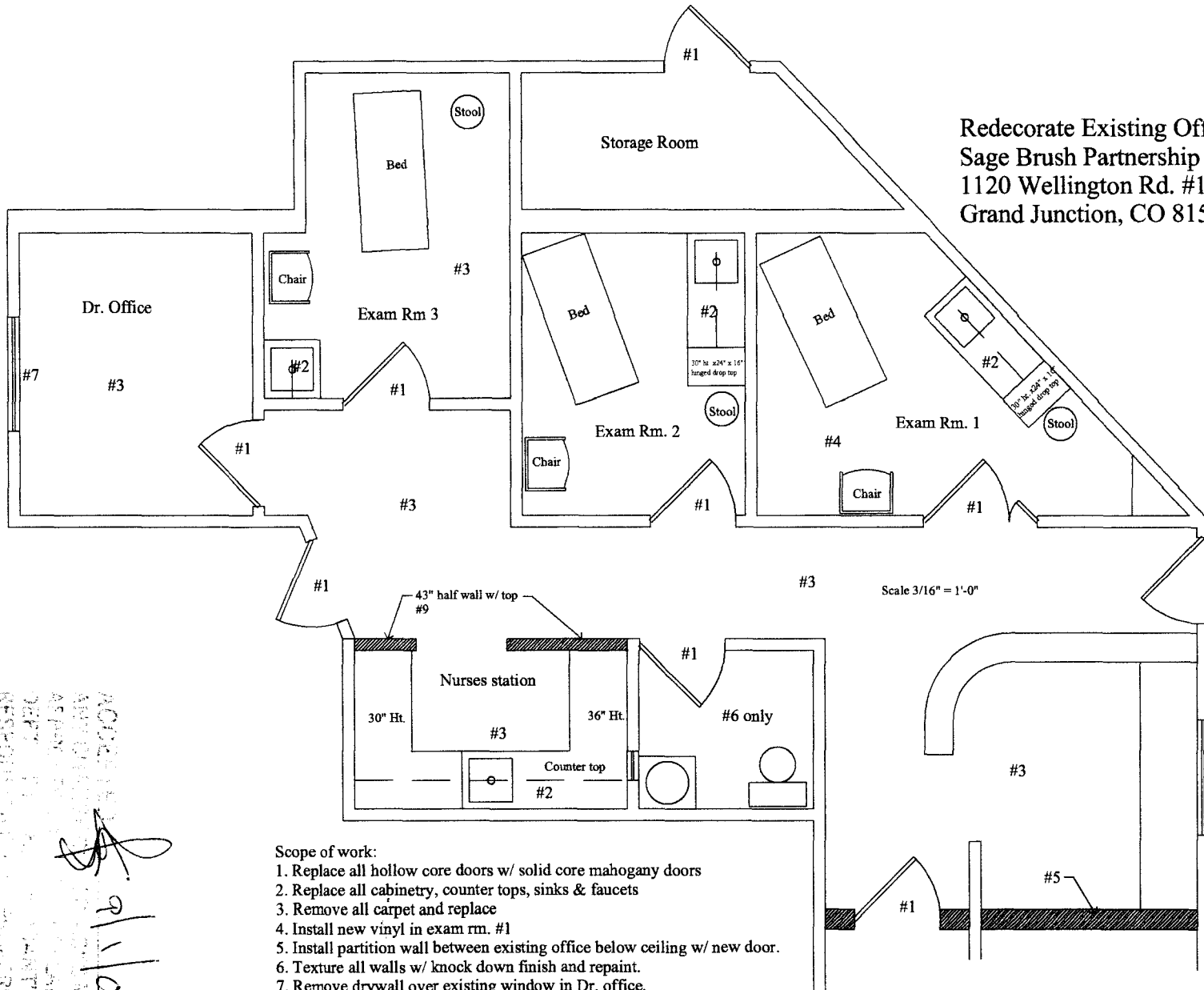
Applicant Signature [Signature] Date 9-1-06

Department Approval [Signature] Date 9/1/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>NO WATER OR SEWER</u>
Utility Accounting	Date <u>9/1/06</u>			<u>Engt. Change</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)

Redecorate Existing Office:
 Sage Brush Partnership
 1120 Wellington Rd. #102
 Grand Junction, CO 81502



Scope of work:

1. Replace all hollow core doors w/ solid core mahogany doors
2. Replace all cabinetry, counter tops, sinks & faucets
3. Remove all carpet and replace
4. Install new vinyl in exam rm. #1
5. Install partition wall between existing office below ceiling w/ new door.
6. Texture all walls w/ knock down finish and repaint.
7. Remove drywall over existing window in Dr. office.
8. Replace damaged ceiling tiles.
9. Nurses station, cut walls to hall to 42" and install top on both sides.

ACCEPTED FOR THE PROJECT. ALL WORK MUST BE
 AS PER THE CONTRACT. THE CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND LOCATE AND PROPERTY EASEMENTS
 AND PROPERTY LINES.

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 9/1/02