

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 #

Building Address 702 23 1/2 Road Unit D  
Parcel No. 2701-323-12-004  
Subdivision Grand Park South  
Filing \_\_\_\_\_ Block 2 Lot 4

**OWNER INFORMATION:**

Name Parker Three LLC  
Address 7940 Shafter Parkway  
City / State / Zip Littleton CO 80127

**APPLICANT INFORMATION:**

Name CMC Group Inc.  
Address 2000 S. Colorado Blvd  
City / State / Zip Denver, Co 80222  
Telephone 303-918-3714 Tom

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) Tenant Finish

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Tenant Improvement

**\* FOR CHANGE OF USE:**

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

Estimated Remodeling Cost \$ 90,000.00  
Current Fair Market Value of Structure \$ NEW

**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 I-2 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: approved per plan  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval tenant finish  
(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 Tom Mickelson Date 2-7-07  
Department Approval Gayleen Henderson Date 2-7-07

Additional water and/or sewer tap fee(s) are required:	YES	<b>NO</b>	W/O No.
Utility Accounting <u>Adams</u>	Date <u>2.7.07</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)