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TCP \$	
Drainage \$	
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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.

FILE #

59674-3334

Building Address 2518 BROADWAY
 Parcel No. UNIT B-10 2945-153-05-003
 Subdivision N/A
 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 FLEISHER Company
 Address 995 Cowen Dr.
 City / State / Zip CARBONDALE, CO. 81623
970-704-1515

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: * Remove wall

APPLICANT INFORMATION:

Name SHAWN M. COLVIN
 Address 732 TELLER AVE.
 City / State / Zip GRAND JUNCTION
CO. 81501
 Telephone 970-234-0000

FOR CHANGE OF USE:

*Existing Use: Real Estate
 *Proposed Use: General Retail / Showroom

Estimated Remodeling Cost \$ LESS THAN \$1000

Current Fair Market Value of Structure \$ 2,100,000

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 PLANNING 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: Interior Only

Voting District _____ Ingress / Egress
 Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 11-5-07

Planning Approval [Signature]

Date 11-5-07

Additional water and/or sewer tap fees are required: YES NO W/O No. NO CHANGE

Utility Accounting [Signature] Date 11-5-07

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)