TOP 3 PLANNING CLEARANCE TOP 3 (Mutifamily & Nonesidential Remodels and Change of Use) Drainage 5 13 \$82 - \$644 Building Address 2768 Compass Drive Building Address 2768 Compass Drive Building Address 2768 Compass Drive SIF5 13 \$82 - \$644 Building Address 2768 Compass Drive Subdivision Response ClussSpeak COD Subdivision Response Sq. Ft. of Existing Units Name Kessel Rescel I. ot ID Sq. Ft. Of Coverage of Lot by Structures & Impervious Surface OWNER INFORMATION: 81590 Name Kessel Address 27690 City / State / Zip Gukand Lot, CO Y / State / Zip Gukand Lot, CO Name MONUMENT HOWAS Proposed Use: OFFF CE Partice Nither Market Value State / Zip Gity / State / Zip Gukand Adress ZOUL Uses OFFF CE Proposed Use: OFFF CE City / State / Zip Gukand Adress ZOUL Gukand Adress	Planning \$ 5 <u>63</u>		
Drainage \$ Public Works and Planning Department SIF\$ 13 & 88 2 - 8 & TENANT EXXII- Building Address Z768 Compass Drive Mattlantiv, Only, No. Proposed Parcel No. 2.701 - 361 - 30 - 010 Subdivision Repart Crossponds, Crow West, Crowrage of Lot by Structures & Impervicus Surface Filing MA Block Lot IV Subdivision Repart Crossponds, Crowrage of Lot by Structures & Impervicus Surface (Total Existing & Proposed) Discort Parcel Name Remodel Charge of Use (Specify uses below) Address 2769 Compass, Drive Remodel Address 2769 Compass, Drive No. Proposed (Structure Structure) Address 2526 West, Pinkyon AVL Proposed Use: OPFLICE - Painting *FOR CHANGE OF USE: *Proposed Use: OFFLICE - Painting, #West *Proposed Use: OFFLICE - Painting, #West <td></td> <td></td>			
SIFS 13 882 - 8644 TENANT FINISH- Building Address 2768 Compass Drive No. 0 Existing Units No. Proposed Parcel No. 2701 - 360 - 30 - 010 Sq. Ft of Existing Sq. Ft of Existing Sq. Ft of Existing Subdivision REPLACT C205Spoak COW Sq. Ft of Existing Sq. Ft of Existing Sq. Ft of Existing Filing Ma Block Lot IQ Sq. Ft of Existing Sq. Ft of Call Procel OWNER INFORMATION: Sq. Ft of Lot / Parcel Sq. Ft of Lot / Parcel Name REDECE TUV&St muths LLC DESCRIPTION OF WORK & INTENDED USE: Address 276/8 Compass DEVE Address 276/8 Compass DEVE Address 276/8 Compass DEVE Address 256/2 Wast Pinion Address 256/2 Wast Pinion Address DEVE Proposed Use: OTFLCE Panny For CHANGE OF USE: Yorposed Use: OTFL/CE Panny For CHANGE OF USE: No Grave J Pinion 8 1/2* x11* paper, showing all existing 4 proposed structure station(s), parking, setbacks to all<		Planning Department	
Building Address 2768 CompASS Delve Multifamily Only: No. of Existing Units No. Proposed Parcel No. 2701-301-30-30-010 Sq. Ft. of Existing Units No. Proposed Subdivision REPLAT C2005Epoath CompAss Sq. Ft. of Existing Units No. Proposed Filing N/a Block Lot IO Sq. Ft. of Existing Units Sq. Ft. Proposed OWNER INFORMATION: No. Proposed Sq. Ft. Of Lot / Parcel Sq. Ft. Of Lot / Parcel Address 27168 CompAss DElve Addition Change of Business City / State / Zip Childmuth Hows Proposed Use: OEFFC/CE Parcel / Address 2524 Wass Philupan AVL Proposed Structure Str		TENANT EINISH-	
Parcel No.		Multifamily Only:	
Subdivision KEPLAT CRSSPARK COUNTY Sq. FL of Lot / Parcel Filing Name Block Lot Sq. FL of Lot / Parcel OWNER INFORMATION: Sq. FL of Lot / Parcel Sq. FL of Lot y Structures & Impervious Surface (Total Existing & Proposed) Name Resce TAVest model Addition Change of Use ("Specify uses below) Address Z7668 Counters DESCRIPTION OF WORK & INTENDED USE: Address Z7668 Counters Description of Work & INTENDED USE: Address Z7668 Counters Proposed Change of Business Address Z504 West Phayon AVL *FOR CHANGE OF USE: *Fore CHANGE OF USE: Name MONUMENT HOMM *Proposed Use: OFF.'cE - Foundary #Carfor Address Z504 West Phayon AVL *Proposed Use: OFF.'cE - foundary #Carfor City / State / Zip GITAAND Lot / CO BISD5 Estimated Remodeling Cost S Z000 USE Telephone Z34 - 7700 Current Fair Market Value of Structure \$ N/A ZONE	Parcel No. 2701-36-30-010		
Filling MA Block Lot M Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Name Resce TAVØSH marks Luc Address 27/68 Compass Delive DescRIPTION OF WORK & INTENDED USE: Address 27/68 Compass Delive Addition Change of Use ("Specify uses below) Address 27/68 Compass Delive For CHANGE OF USE: Name MONUMMent Homes *For CHANGE OF USE: REQUIRED: One plot plan, on \$ 1/2*	Subdivision REPLAT CROSSPOAR COLD	West	
(Total Existing & Proposed) Name Resce TNV&SH marks LLC Name Resce TNV&SH marks LLC Address 27/68 Compass Drive City / State / Zip Chicken D Change of Use ("Specify uses below) Address 27/68 Compass Drive Change of Use ("Specify uses below) Address 25/6 Change of Dusiness Change of Business Address 25/6 Phylon Avic *FOR CHANGE OF USE: Name MOAUUMUM Houst *For CHANGE OF USE: Address 25/6 Wast Phylon Avic *For CHANGE OF USE: Address 25/6 Wast Phylon Avic *For CHANGE OF USE: Address 25/6 Wast Phylon Avic *For CHANGE OF USE: Address 25/6 Wast Phylon Avic *For CHANGE OF USE: Telephone 234 - 77.00 Current Fair Market Value of Structure \$_N/A \$_3,116,857 REQURED: One plan, on 8 1/2* 11* paper, showing all existing & proposed structure location(b), parking, setbacks to all property lines, Ingress/egress to the property, driveway location & width & all easements is rights-of-way which abut the parcel. ZO	Filing N/A Block Lot 10	•	
Address Z769 CompASS DLjule Address Change of Use ('Specify uses below) Address Z769 Change July Address Change of Business City / State / Zip CitAnud July CompASS DLjule Address APPLICANT INFORMATION: B1594 *FOR CHANGE OF USE: *FOR CHANGE OF USE: Name MONUMBUL HOMAS *Proposed Use: OTFLCE - Fainhy #Carfor Address Z526 West Pinuyon Ave *Proposed Use: OTFLCE - Fainhy #Carfor City / State / Zip Citrand July Lot r C0 B1905 Estimated Remodeling Cost S Z000 TO Telephone Z34 - 77000 Current Fair Market Value of Structure S N/A 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/segress to the property, driveway location & width & all easements & rights-of-way which abut the parcel. ZONE	OWNER INFORMATION:		
Address 2/100 Compass Diffee Compass Address City / State / Zip GilAnd LT, CO PCR CHANGE OF USE: *FOR CHANGE OF USE: Name MONUMENT HONUS *Forposed Use: OFF.'CÈ - Fornede Address 2520 West Pintuon AUL *Forposed Use: OFF.'CÈ - Fornede City / State / Zip GIRAND Lot, CO BIDD Estimated Remodeling Cost \$ 2000 00 Telephone 234-7700 Current Fair Market Value of Structure \$ N/A Proposed Use: OFF.'CÈ - May Mich abut the parcel. Telephone 234-7700 Current Fair Market Value of Structure \$ N/A Proposed Use: OFF.'CÈ - May Mich abut the parcel. This Section X wild & all easements & rights-of-way which abut the parcel. THIS Section To BE COMPLETED BY PLANNING STAFF ZONE	Name RESCE INVOSTMENTS LLC		
City / State / Zip GikAnd J.CT, CO * FOR CHANGE OF USE: APPLICANT INFORMATION: 815% * FOR CHANGE OF USE: Name MONUMENT HOMUS * FOR CHANGE OF USE: Address ZEDU West Pinyon AVU City / State / Zip Gittows Lot, CO 81905 Estimated Remodeling Cost S ZOOO 500 Telephone Z34-7700 Current Fair Market Value of Structure \$ N/A REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, sebacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-or-way which abut the parcel. ZONE	Address 2768 Compass Drive	Addition Change of Business	
APPLICANT INFORMATION: 8/5VG Name MONULYMENT HOMMES Address 2506 West Pinnyon Ave City / State / Zip Greand Lett, CO 81905 Estimated Remodeling Cost \$ 2000 50 Telephone 234-7000 Current Fair Market Value of Structure \$ N/A 30, 116, 85% PREQUIRED: 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. ZONE	City / State / Zip Giland Jur, CO		
Name MONUMENT HOWS Address ISOL6 West Pinuton AUL Address ISOL6 West Pinuton AUL City / State / Zip Gracus Lot 1 C0 B1905 Estimated Remodeling Cost § ZOX0 SO Telephone Z34-7700 Current Fair Market Value of Structure s NA REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property driveway location & width & all easements & rights-of-way which abut the parcel. THIS SECTION TO BE COMPLETED BY PLANNING STAFF ZONE SETBACKS: Front from property line (PL) Landscaping/Screening Required: YES NO Side from PL Rear from PL Maximum Height of Structure(s) Special Conditions:	$APPLICANT INFORMATION: 815^{\circ} G$	$\hat{\mathbf{O}}$	
Address Image: Control of the property of the pr	Name MONUMONT HOMES		
Telephone 234-700 Current Fair Market Value of Structure \$ N/A 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		*Proposed Use:CEFICE - taining # arfo	
Required Content Y an Market Value of Structure (castion(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		5 Estimated Remodeling Cost \$ 2000.00	
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	Telephone 234-700	_ Current Fair Market Value of Structure \$ _ N/A	
THIS SECTION TO BE COMPLETED BY PLANNING STAFF ZONE			
ZONE			
Sidefrom PLfrom PLfrom PLParking Requirement			
Maximum Height of Structure(s) Special Conditions: Ingress / Egress Location Approval 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 the project of the building(s). Applicant Signature Date Planning Approval Date Additional water and/or sewel tap fee(s) are required: YES NO W/O No/D WTK SWR Chard	SETBACKS: Front from property line (PL)	Landscaping/Screening Required: YES NO	
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 inclusion to the prosessarily be limited to non-use of the building(s). Applicant Signature Date Planning Approval Date Additional water and/or sewer tap fee(s) are required: YES ND W/O Nol D WTE	Side from PL Rear from PL	Parking Requirement	
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Planning Approval fail And Date 10/22/37 Additional water and/or sewer tap fee(s) are required: YES ND W/O NoND WTR SWR Change	ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include by not necessarily be limited to non-use of the building(s).		
Additional water and/or sewel tap fee(s) are required: YES ND W/O NON D WTR SWR Change	Alan II		
	Utility Accounting	Date 1022 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)