

Planning \$	5 <sup>00</sup>
TCP \$	
Drainage \$	
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**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

13882-8684

**TENANT FINISH**

Building Address 2768 COMPASS DRIVE  
Parcel No. 2701-361-30-010  
Subdivision REPLAT CROSSROADS COW WEST  
Filing N/A Block 1 Lot 10

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 REECE INVESTMENTS LLC  
Address 2768 COMPASS DRIVE  
City / State / Zip GRAND JCT, CO

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MONUMENT HOMES  
Address 2526 WEST PINYON AVE  
City / State / Zip GRAND JCT, CO 81505  
Telephone 234-7700

\* FOR CHANGE OF USE:  
\*Existing Use: OFFICE - Remodel  
\*Proposed Use: OFFICE - Painting + Carpet  
Estimated Remodeling Cost \$ 2000.00  
Current Fair Market Value of Structure \$ N/A  
\$2,116,850

**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 <u>C-1</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 <u>D</u>	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 October 22, 2007  
Planning Approval [Signature] Date 10/22/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	NO WTR / SWR Charge
Utility Accounting <u>[Signature]</u>	Date			<u>10/22/07</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)