

Planning \$	500
TCP \$	-
Drainage \$	-
SIF\$	-

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

BLDG PERMIT NO.
FILE # <u>CUP-2007-123</u>

96022-880.9

Building Address 606 E. Foresight Cir.
Parcel No. 2945-033-67-001
Subdivision Bobland
Filing - Block - Lot 1

Multifamily Only:
No. of Existing Units N/A No. Proposed -
Sq. Ft. of Existing 36,000 # Sq. Ft. Proposed -
Sq. Ft. of Lot / Parcel 3.96 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) -

X OWNER INFORMATION:
Name West of the Rockies, LLC
Address 1048 Independent Ave. Ste 201
City / State / Zip GRAND JUNCTION, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: DEMO ONLY

X APPLICANT INFORMATION:
Name Dick Scariano
Address 1048 Independent Ave Ste 201
City / State / Zip GRAND JUNCTION, Co. 81505
Telephone 970-245-7571

* FOR CHANGE OF USE:
*Existing Use: office bldg (vacant)
*Proposed Use: TBD
Estimated Remodeling Cost \$ DEMO
Current Fair Market Value of Structure \$ 1,170,890.00

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>I-0</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 <u>TBD</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>interior / exterior work for improvements to site / bldg</u>
Voting District _____	<u>TBD w/ CUP process -</u>
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).

X Applicant Signature Dick Scariano Date May 9, '07
Department Approval Bonnie Edwards Date 5/11/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWR / NO WTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/9/07</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) (Goldrod: Utility Accounting)