

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.
FILE #

106590-60933

Building Address 2472 F RD #14  
 Parcel No. 2945-044-00-064  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1750 Sq. Ft. Proposed 1750  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name MIKE NATHE  
 Address 541 RINDLE  
 City / State / Zip GJT, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW TENANT COMMERCIAL

Less 20 employees -  
2-3 showers =  
 \* FOR CHANGE OF USE:  
 \* Existing Use: \_\_\_\_\_  
 \* Proposed Use: FAR INFRARED SAUNAS

**APPLICANT INFORMATION:**

Name JUNLIGHT SAUNAS OF COLORADO  
 Address 2472 F RD #14  
 City / State / Zip GRAND JUNCTION, CO 81505

Estimated Remodeling Cost \$ \_\_\_\_\_

Telephone 970-243-6327 (Home) Current Fair Market Value of Structure \$ 227,500

**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>C-1</u>	Maximum coverage of lot by structures <u>100%</u>		
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>10/100</u> from PL Rear <u>10/100</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____		
Voting District _____	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).

Applicant Signature [Signature] Date 5/18/07

Department Approval [Signature] Date 5/18/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20279</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/18/07</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)