

Planning \$	5.00/
TCP \$	
Drainage \$	
SIF\$	

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

BLDG PERMIT NO.
FILE #

106590-60933

Building Address 2472 S Rd
Parcel No. 2945-044-29-009
Subdivision _____
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 John Oster
Address 2472 S Rd
City / State / Zip GO CO

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: new tenant improve walls carpet

* FOR CHANGE OF USE:

*Existing Use: New Empty
*Proposed Use: Eye Care

APPLICANT INFORMATION:

Name Mark Shoberg
Address 3067 S Rd
City / State / Zip GO CO
Telephone 2186539

Estimated Remodeling Cost \$ 62,000

Current Fair Market Value of Structure \$ _____

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

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 Mark Shoberg Date 7/30/07

Department Approval [Signature] Date 7/30/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no change water/sw
Utility Accounting _____ Date 7-30-07

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)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; jon@choppersformen.com; mike.moss...
Date: 6/14/2007 3:44 PM
Subject: RE: Choppers Men's Hair Salon

6/14/07

Based on information submitted to this office, Choppers Men's Hair Salon, located at 2472 F Road, Unit #15, will have no pretreatment requirements.

Should you have questions or comments, please contact Mike Shea or myself at (970) 256-4180.