

Planning \$	\$5.00
TCP \$	—
Drainage \$	—
SIF \$	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

13838-8047 100584-60513

BLDG PERMIT NO.
FILE # SPR-2004-155

Building Address 760 Horizon Drive, G5
 Parcel No. 2705-312-01-001
 Subdivision Grand Jet Technological
 Filing _____ Block 1 Lot 1

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 Dex Media
 Address 198 Inverness
 City / State / Zip Englewood / CO / 80112

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
 - Change of Use (*Specify uses below)
 - Other: Tenant finish office space - Dex Media office - Westtrench 20 employees
- * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name SHAW CONSTRUCTION - Paul Schiltz
 Address 760 Horizon Drive
 City / State / Zip Grand Jet / CO / 81506
 Telephone 970-242-9236
 Cell # 970-904-0035

*Existing Use: proposed offices
 *Proposed Use: T.I. for office

Estimated Remodeling Cost \$ 110,000
 Current Fair Market Value of Structure \$ not completed

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 _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>w/ shell bldg</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>No final CO sign off until final CO for shell bldg is done - owner/applicant takes full responsibility & risk to move forward prior to shell completion.</u>
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 2/28/07
 Department Approval Donnie Edwards, Project Manager Date 3/2/07 3 employees

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>4/4/07</u>
Utility Accounting <u>[Signature]</u>	Date <u>100584-60513</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)