

Planning \$ <u>5,000</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

Employees 3-4 PH
 No. of Existing Units _____ No. Proposed 100584-60813

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Building Address 700 Horizon Drive
 Parcel No. 2705-312-01-001
 Subdivision Grand SCT TECH CENTER
 Filing _____ Block 1 Lot 1

OWNER INFORMATION:

Name Plains Exploration Production Co
 Address 700 Milan St. Suite 200
 City / State / Zip Houston, Tx

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Change of Use (*Specify uses below)
- Other: Tenant Finish 1st Floor office space.

*** FOR CHANGE OF USE:**

*Existing Use: For Partial 1st Floor
 *Proposed Use: of Phase I Bldg.

Estimated Remodeling Cost \$ ~~20,000~~ 50,000

Current Fair Market Value of Structure \$ 1,377,970

APPLICANT INFORMATION:

Name STAN CONSTRUCTION
 Address 700 Horizon Dr.
 City / State / Zip Grand Sect. 100/45004
 Telephone 470 242-4230

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: Interior Remodel

Voting District _____ Ingress / Egress Location Approval _____ only
 (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 8/22/07
 Department Approval [Signature] Date 8/22/07

Additional water and/or sewer tap/fee(s) are required: YES _____ NO W/O No. No change/const.

Utility Accounting _____ Date 8-22-07

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)