

Planning \$	<i>PD</i>
TCP \$	<i>pd w/ shell</i>
Drainage \$	<i>w/phase 1</i>
SIF\$	

PLANNING CLEARANCE

Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE # *SPR-2004-155*

106584-60813

interior only 13838-8647

Building Address 760 Horizon Dr

Parcel No. 2705-312-01-001

Subdivision Grand Jct. Tech. Center

Filing _____ Block 1 Lot 1

OWNER INFORMATION:

Name Chevron

Address 744 Horizon Ct, Suite 140

City / State / Zip Grand Junction, Co, 81506

APPLICANT INFORMATION:

Name Stewart Construction

Address 760 Horizon Dr.

City / State / Zip Grand Jct, Co, 81506

Telephone 242-9836

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) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Change of Use (*Specify uses below)
- Other: Tenant Finish
- Addition

* FOR CHANGE OF USE:

*Existing Use: for 3rd & 4th Floor

*Proposed Use: of Phase 1 bldg

Estimated Remodeling Cost \$ 1.5 million approx.

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 ^{ext} Rear _____ from PL Parking Requirement per plans

Maximum Height of Structure(s) _____ Special Conditions: per plans dated 1/17/07

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 8/14/07

Department Approval Ronnie Edwards Date 8-14-07

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

Utility Accounting _____ Date 8-14-07

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)