

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

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

BLDG PERMIT NO.
FILE #

Building Address 2424 HWY 6 & 50, # 214  
Parcel No. 2945-043-06-001  
Subdivision Mesa Mall  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name DEB (Name of business)  
Address 2424 HWY 6 & 50, # 214  
City / State / Zip Grand Jct., CO 81505

**APPLICANT INFORMATION:**

Name K & G Enterprises, Inc.  
Address 2525 High Country Ct., # B  
City / State / Zip Grand Junction, CO 81505  
Telephone 245-2046

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

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 241,600<sup>00</sup>  
Current Fair Market Value of Structure \$ 2,610,000

**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 _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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 Donald G. Lambert Date 3/13/07  
Department Approval Judith A. Rice Date 3/13/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>perm 9051</u>
Utility Accounting <u>Kate Elsbury</u>	Date <u>3/13/07</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)