

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2502 Hwy 50 FL Multifamily Only: \_\_\_\_\_  
Parcel No. 2945-103-53-001 No. of Existing Units 1 No. Proposed 1  
Subdivision 002 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 6,430 AC  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Ronday Check  
Address 33876 Cliff Rd  
City / State / Zip W. color Co. 80550

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Interior Remodel

**\* FOR CHANGE OF USE:**

\*Existing Use: New Mall  
\*Proposed Use: Office Space

**APPLICANT INFORMATION:**

Name WYN COEX III, LLC  
Address 2502 Hwy 50  
City / State / Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

Estimated Remodeling Cost \$ 125,000  
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 about the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-2</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: <u>New Construction</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 James W. Check Date 4/24/07  
Department Approval Wendy Spurr Date 4/24/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/>	W/O No. <u>Refer to 19654</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-24-07</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)