

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.	
FILE #	SPR-2007-683

Building Address 2502 Highway 60 50
 Parcel No. 2945-103-53-001
 Subdivision RIVERSIDE CROSSING, PHASE 2
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4,109 Sq. Ft. Proposed 4,109
 Sq. Ft. of Lot / Parcel 2.098
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GULF COAST COMMERCIAL MANAGEMENT
 Address 3120 ROGERDALS PK SUITE 150
 City / State / Zip HOUSTON, TX 77042

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below) TENANT FIT OUT
 Other: _____

APPLICANT INFORMATION:

Name DEREK PROPAGALIPAD
 Address 13646 BUREN BLVD
 City / State / Zip SHELMAN OAKS, CA 91401
 Telephone 818-786-8960

* FOR CHANGE OF USE: Verizon wireless - less than 20 sq. ft.
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 136,000

Current Fair Market Value of Structure \$ 656,660 (land actual only)

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-2 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 [Signature] Date 7/26/07

Department Approval [Signature] Date 7/26/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Pl Equ's. WO# 20385</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/26/07</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)