

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

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

BLDG PERMIT NO.
FILE #

Building Address 2504 Hwy 6850 <sup>suit 100</sup>  
Parcel No. 2945-103-53-002  
Subdivision River Crossing  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 4.336 ac  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Starbucks Coffee  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: concrete finish

**APPLICANT INFORMATION:**

Name Epic Constuction / Alan Durham  
Address 19023 E. Plaza Dr  
City / State / Zip Parker Co. 80134  
Telephone 303-981-4552

\* FOR CHANGE OF USE:  
\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 178,000<sup>00</sup>  
Current Fair Market Value of Structure \$ new bldg

**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>0-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>10</u> 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 Alan Durham Date 3/6/07  
Department Approval Judith A. Van Date 3/6/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>19659</u>
Utility Accounting <u>Kate Eloben</u>	Date <u>3/6/07</u>	<u>8:32</u> <u>EOV to</u> <u>for</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)