

Planning \$	5,00
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.	
FILE #	

2079-1286

Building Address TWO RIVERS CONVENTION CT

Parcel No. 159 MAIN STREET

Subdivision 2945-143-24-941
GRAND JUNCTION CO B1501

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name CITY OF GRAND JUNCTION

Address 250 N. 5TH STREET

City / State / Zip GRAND JUNCTION, CO 81501

APPLICANT INFORMATION:

Name COOLEY'S MECHANICAL, INC.

Address 581 N. COMMERCIAL DRIVE

City / State / Zip GRAND JUNCTION, CO 81505

Telephone 970-245-0171

Multifamily Only:
No. of Existing Units 1 No. Proposed 0

Sq. Ft. of Existing _____ Sq. Ft. Proposed 0

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: REVISE EXISTING H.V.A.C. SYSTEM

NO WTR / NO SWR Change
FOR CHANGE OF USE:

*Existing Use: CONVENTION CENTER

*Proposed Use: SAME
n.a. ; Main St no SWR

Estimated Remodeling Cost \$ 1,071,200⁰⁰

Current Fair Market Value of Structure \$ ~~3,381,060~~

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>B-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: _____
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 JUNE 6, 2007

Department Approval [Signature] Date 6/6/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Heating System Change</u>
Utility Accounting	Date <u>6/6/07</u> <u>Only</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)