

Planning \$ 10. ⁰⁰ /
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

no acct located

Building Address 2410 NORTH AVENUE
 Parcel No. 2945-131-01-041
 Subdivision _____
 Filing _____ Block 5 Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 696,089
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 696,089

OWNER INFORMATION:

Name MESA DENVER ASSOCIATES
 Address 3250 EAST 2ND AVENUE SUITE 200
 City / State / Zip Denver, CO 80206

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: External FACELIFT

APPLICANT INFORMATION:

Name BRYAN CONSTRUCTION
 Address 7025 CAMPUS DRIVE
 City / State / Zip Colorado Springs, CO 80920
 Telephone 719-632-5355

* FOR CHANGE OF USE:
 *Existing Use: Retail
 *Proposed Use: Retail
 Estimated Remodeling Cost \$ 490,098⁰⁰
 Current Fair Market Value of Structure \$ 4,878,010

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: <u>Remodel</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 [Signature] Date 6-18-07
 Department Approval [Signature] Date 6/18/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	X	W/O No. <u>No charge swr/</u>
Utility Accounting				Date <u>6-18-07</u> <u>water</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)