

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

92092-3843

Building Address 2829 NORTH AVE

Parcel No. SUITES 103 and 104
2943-182-00-063

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name FRANK GORDON, OWNER
DENNIS E. WEST, LEASEE

Address 636 COUNTRY LANE CT.

City / State / Zip GRAND JCT CO 81501

APPLICANT INFORMATION:

Name DENNIS E. WEST

Address 636 COUNTRY LANE CT

City / State / Zip GRAND JUNCTION CO 81504

Telephone 970-210-4591

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 3960 Sq. Ft. Proposed 3960

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: _____

*** FOR CHANGE OF USE:**

*Existing Use: VACANT

*Proposed Use: FITNESS CENTER

Estimated Remodeling Cost \$ 100,000.00

Current Fair Market Value of Structure \$ 1,761,030.00

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-1

SETBACKS: Front _____ from property line (PL)

Side _____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____

Ingress / Egress
Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES _____ NO _____

Parking Requirement _____

Special Conditions: _____

Approved per plan

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 Dennis E West

Date 7-31-07

Department Approval Gayleen Henderson

Date 7-31-07

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____

Utility Accounting _____ Date 7-31-07

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)