

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 #

48420 7593

Building Address 1133 Patheon Rd suite 3
Parcel No. 29415-111-27-001
Subdivision Village Fair
Filing _____ Block 4 Lot _____

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

OWNER INFORMATION:

Name Ron Gibbs - Red Buil LLC
Address 2258 Willow Wood Rd
City / State / Zip 67 CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Phelps Construction Inc
Address 427 S Camp Rd
City / State / Zip 67 CO 81583
Telephone 970-261-8939

* FOR CHANGE OF USE: *massage, tanning*
*Existing Use: Girlfriends in Motion (gym)
*Proposed Use: Chiropractic office
Estimated Remodeling Cost \$ 10,000.00
Current Fair Market Value of Structure \$ 681,680.

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 B-1 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES ' NO _____
Side 0' from PL Rear 15' from PL Parking Requirement _____
Maximum Height of Structure(s) 40' Special Conditions: Interior Remodel only
Voting District B 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 Brian E Phelps Date 9-13-07
Department Approval Gayleen Henderson Date 9-18-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Remodel 735</u>
Utility Accounting <u>Patheon</u>	Date <u>9-18-07</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)