

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 # \_\_\_\_\_

Building Address 2497 Power Road  
 Parcel No. Units 10 & 11 2945-164-39-002  
 Subdivision Power Rd Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 3200 Sq. Ft. Proposed 3200  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Bob & Sue Smith / SOAR Physical Therapy  
 Address 2497 Power Road  
 City / State / Zip G.J. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Tenant Finish

**APPLICANT INFORMATION:**

Name WB Builders - Sam Williams  
 Address 1148 Duray Ave  
 City / State / Zip G.J. CO 81501  
 Telephone 640-0758

**\* FOR CHANGE OF USE:**

\*Existing Use: Vacant  
 \*Proposed Use: Physical Therapy Office  
 Estimated Remodeling Cost \$ 100,000.00  
 Current Fair Market Value of Structure \$ 400,000.00

**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 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0' from PL Rear 10' from PL Parking Requirement tenant finish on  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: (new construction)  
 Ingress / Egress Location Approval \_\_\_\_\_ approved per plan  
 Voting District \_\_\_\_\_ (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 5/25/07  
 Department Approval Gayleen Henderson Date 5-25-07 1.75 Equ

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. perm 63934  
 Utility Accounting [Signature] Date 6/18/07 Mar 20 emp

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)