

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 #

85474-48300

Building Address 2536 Rimrock #200
Parcel No. 2945-103-37-012
Subdivision Rimrock Marketplace 3
Filing _____ Block 1 Lot 1

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 1340 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name THF Realty
Address 2127 Innerbelt Business Loop
City / State / Zip St. Louis MO 63114

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
 Change of Use (*Specify uses below)
 Other: Tenant Finish Ceiling, walls, Restroom

*** FOR CHANGE OF USE:**

APPLICANT INFORMATION:

Name Campbell's Design & Construction Inc
Address 2152 Buffalo Dr.
City / State / Zip Grand Junction CO 81503
Telephone 970-245-3873

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 28,000.00
Current Fair Market Value of Structure \$ 1,522,590.00

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 <u>C-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: <u>approved per plan</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 4-30-2007

Department Approval [Signature] Date 4-30-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>4-30-07</u>	<u>Under 20 Employees</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)