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

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

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| BLDG PERMIT NO. |
| FILE # |

85474-48300

Building Address 2536 Rimrock Ave #300
Parcel No. 2945-103-37-012
Subdivision RIMROCK MARKET PLACE
Filing 3 Block 1 Lot 1

Multifamily Only:
No. of Existing Units 1 No. Proposed —
Sq. Ft. of Existing 2400 Sq. Ft. Proposed —
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name THE REALTY - MIKE TAMBLIN
Address 2127 INNERBELT BUS. LOOP
City / State / Zip ST LOUIS, MO 63114

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CAMPBELL'S DESIGN & CONST. INC.
Address 2152 BUFFALO DR.
City / State / Zip GRAND JCT. CO. 81503
Telephone 245-3873

* FOR CHANGE OF USE:
*Existing Use: VACANT
*Proposed Use: _____
Estimated Remodeling Cost \$ 54,000.00
Current Fair Market Value of Structure \$ 2,536,660.00

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

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|---|---|
| ZONE <u>C-2</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front _____ from property line (PL) | Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Side _____ from PL Rear _____ from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) _____ | Special Conditions: <u>Approved per plan</u> |
| Voting District _____ | <u>* Retail Storage</u> |
| 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 Hans Campbell Date 8-8-07

Department Approval Gayleen Henderson Date 8-9-07

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|--|---------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>No change</u> |
| Utility Accounting | Date <u>8-15-07</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)