

Planning \$	5 <sup>00</sup>
TCP \$	
Drainage \$	
SIF\$	

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

**Public Works and Planning Department**

2741-1720

Building Address 200 Rood Ave  
 Parcel No. 2945-143-12-016  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ 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 City market  
 Address 200 Rood Ave  
 City / State / Zip Grand Junction CO

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel       Change of Use (\*Specify uses below)  
 Addition       Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name The Deer Creek Corp Darryl Kanzier  
 Address 1500 W Hampden  
 City / State / Zip Engle wood CO 80110  
 Telephone 303-994-2935

\* FOR CHANGE OF USE:  
 \*Existing Use: Employee training  
 \*Proposed Use: add security video <sup>Room</sup> ~~Room~~  
 Estimated Remodeling Cost \$ 7,000  
 Current Fair Market Value of Structure \$ 4,184,470

**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 PLANNING STAFF	
ZONE <u>B-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: _____
Voting District _____	Ingress / Egress _____
	Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 Darryl Kanzier Date 11-13-07  
 Planning Approval Paul Hornbech Date 11/13/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO change</u>
Utility Accounting	Date <u>11-13-07</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)