

Planning \$	5.00
TCP \$	Ø
Drainage \$	Ø
SIF\$	Ø

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	

Building Address 101 South 3rd St. Room 306
Parcel No. 2945-143-23-009
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 1500 Sq. Ft. Proposed 1500
Sq. Ft. of Lot / Parcel 7
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name P&L Properties, LLC.
Address 101 South 3rd St. Room 360
City / State / Zip Grand Jct, CO 81501

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

APPLICANT INFORMATION:

Name IFI Construction Corp.
Address P.O. Box 321
City / State / Zip Grand Jct, CO 81502
Telephone (970) 263-8683

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 51,905.00
Current Fair Market Value of Structure \$ 1,092,580.00

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 PLANNING STAFF	
ZONE <u>B-2</u>	PAID
SETBACKS: Front _____ from property line (PL)	Maximum coverage of lot by structures _____
Side _____ from PL Rear _____ from PL	Landscaping/Screening Required: YES NO
Maximum Height of Structure(s) _____	Parking Requirement <u>TB</u>
Voting District _____	Special Conditions: <u>tenant finish</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>approved per plan</u>

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 Melinda Sebald Date 4-3-08
Planning Approval Gaylen Henderson Date 4-3-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Cl Benseley</u>	Date <u>4/3/08</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)