

Planning \$	500
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

17089-10978

Building Address 714 Arrowest Ct
 Parcel No. 2701-314-01-011
 Subdivision Arrowest Commercial
 Filing _____ Block 1 Lot 11

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1633 Sq. Ft. Proposed 1663
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Petty Investments LLC
 Address 714 Arrowest Ct
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Extreme Construction
 Address 700 Belford #210
 City / State / Zip Grand Junction CO 81505
 Telephone 970-255-8116

*** FOR CHANGE OF USE:**

*Existing Use: new water or sewer change
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 4320⁰⁰
146,000.⁰⁰
 Current Fair Market Value of Structure \$ 357,900.⁰⁰

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>I-2</u>	NOV 19 2008
SETBACKS: Front _____ from property line (PL)	RB
Side _____ from PL	Rear _____ from PL
Maximum Height of Structure(s) _____	
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 Danita Vroman Date 11/19/08

Planning Approval Pat Decker Date 11/19/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>new water or sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/18/08</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)

714 Arrowwest Ct



SCALE 1 : 659

