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Drainage \$
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Inspection \$

Planning \$ <u>40 5</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

13883-8685
415 EG

Building Address 2764 Compass Drive
 Parcel No. 2701-361-30-015
 Subdivision Crossroads Colo. West Sub
 Filing Replat Block 1 Lot 11412

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 John mass
 Address 2764 Compass Drive Unit 128
 City / State / Zip G.S. Colo. 81505

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

APPLICANT INFORMATION:

Name Garrett Walker
 Address 201 Mira Monte Rd.
 City / State / Zip G.S. Colo. 81503
 Telephone 241-0582

*FOR CHANGE OF USE: only
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 14,000-
 Current Fair Market Value of Structure \$ 1,171,250.⁰⁰

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>e-1</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) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: <u>Interior Only</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 7-9-08

Planning Approval Paul Hornbeck Date 7/9/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO</u>
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Utility Accounting <u>[Signature]</u>	Date <u>7/9/08</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)