

TCP \$	0
Drainage \$	0
SIF \$	0
Inspection \$	0

Existing Acct.
124810-73338

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	5.00
Bldg Permit #	
File #	0

Building Address 564 S. COMMERCIAL
 Parcel No. 2945-102-14-039 & 040
 Subdivision WESTGATE PARK
 Filing _____ Block _____ Lot 39490

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 1400 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .25
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name PETER S. JANE ALDORETTA
 Address 564 S. COMMERCIAL #1 (A)
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name WILCO ENTERPRISES, LLP.
 Address PO Box 3741
 City / State / Zip GRAND JCT, CO 81502
 Telephone 970-260-6205

*** FOR CHANGE OF USE:**

*Existing Use: OFFICE/WHS
 *Proposed Use: STUDIO/OFFICE/WHS.

Estimated Remodeling Cost \$ 30,000

Current Fair Market Value of Structure \$ 185,000

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>C-2</u>	Maximum coverage of lot by structures <u>FAR 200</u>
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>Int</u> from PL Rear <u>Remodel</u> from PL	Parking Requirement <u>Req 9/11/11 app / additional provided</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Ingress / Egress Location Approval <u>N/A</u> Special Conditions: _____
(Engineer's Initials)	

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).

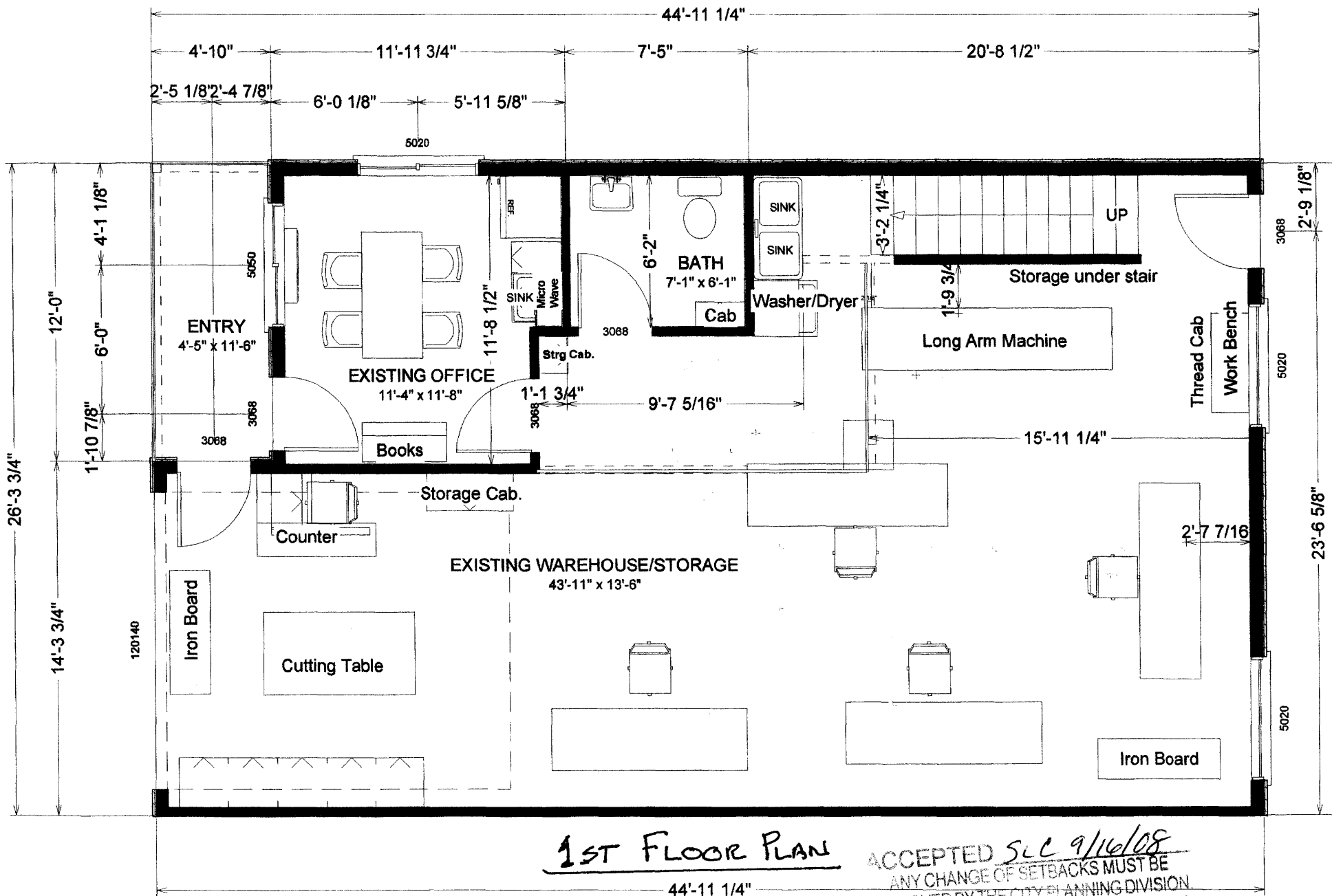
Applicant Signature [Signature] Date _____

Planning Approval [Signature] Date 9/10/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No.

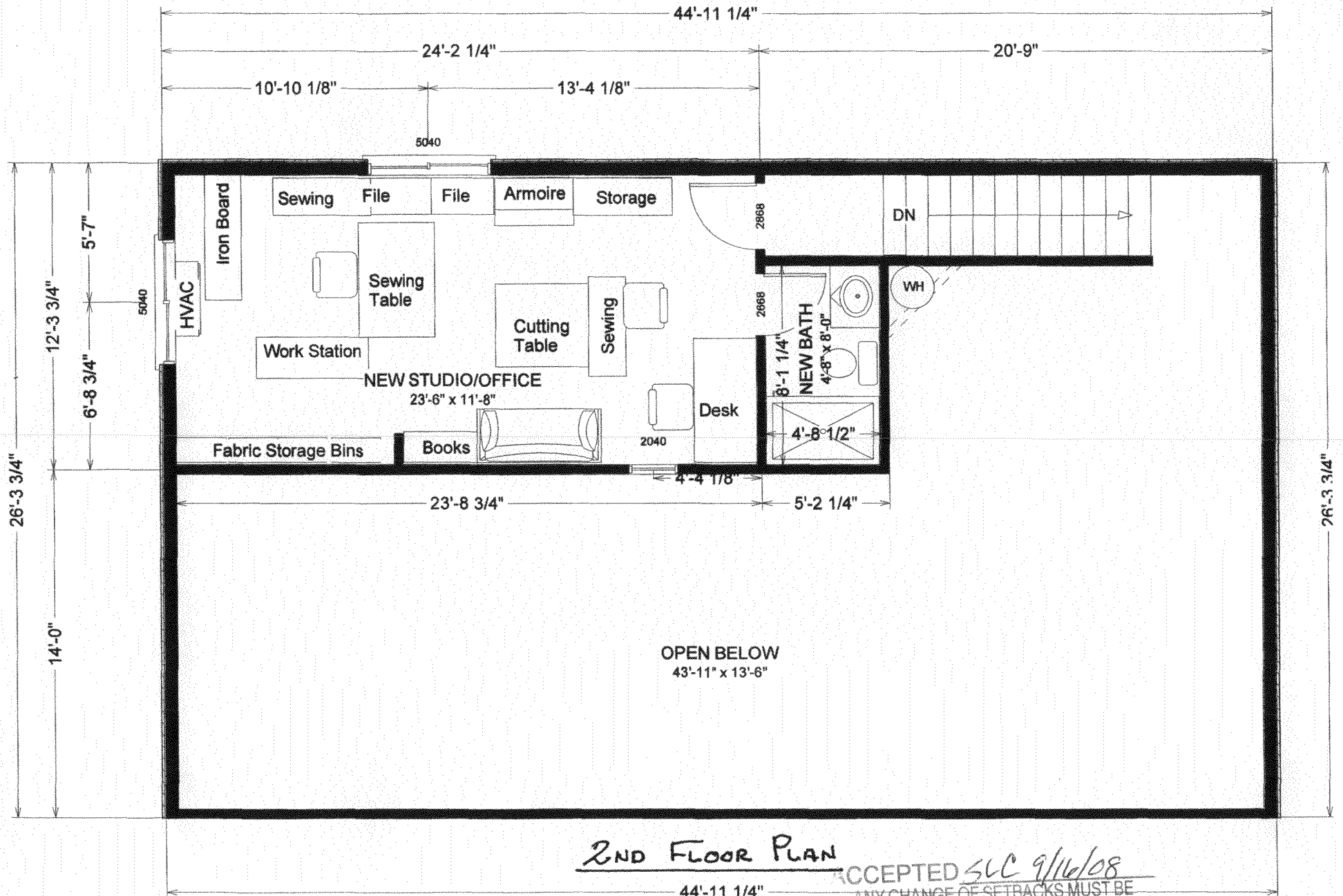
Utility Accounting [Signature] Date 9/10/08

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)



564 S. COMMERCIAL DR UNIT # 1 FINISH

ACCEPTED *slc 9/16/08*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
Wilco Enterprises, LLP
 P.O. Box 3741
 Grand Junction, CO 81502



2ND FLOOR PLAN

564 S. COMMERCIAL DR. UNIT #1 FINISH

ACCEPTED SLC 9/16/08
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