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

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

106590-60933 LANS EQU

Building Address 2472 FRD Building B
 Parcel No. 2945-044-29-010
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 3150 Sq. Ft. Proposed 3150
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Wylie R Miller
 Address 798 Jordanna Dr
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Sunset Construction
 Address P.O. Box 3505
 City / State / Zip Montrose, CO 81401
 Telephone 970-216-6356

* FOR CHANGE OF USE: NO paint/dry wall / ceiling / light only
 *Existing Use: _____
 *Proposed Use: NO tenant stl II
 Estimated Remodeling Cost \$ \$10,000.00
 Current Fair Market Value of Structure \$ 432,870

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 _____	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: <u>Interior Only</u>
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 Tyler C. Milyard Date 5/14/08
 Planning Approval Paul Hamblet Date 5/14/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NOCHG IN USE</u>
Utility Accounting <u>OLM Ce</u>	Date <u>5/14/08</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)