

Planning \$	<u>PR</u>
TCP \$	<u>44,795.45</u>
Drainage \$	<u>-</u>
SIF\$	<u>N/A</u>

**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.	
FILE #	<u>SPR-2007-203</u>

Building Address 2474 F ROAD  
Parcel No. 2945-044-00-065  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 0 No. Proposed 0  
Sq. Ft. of Existing 0 Sq. Ft. Proposed ± 22,925  
Sq. Ft. of Lot / Parcel ± 79,696 # / 1.83 AC.  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) ± 74%

**OWNER INFORMATION:**

Name YOUNG NATIVE INVESTMENTS  
OF COLORADO LLC  
Address 507 20 ROAD  
City / State / Zip GRJCT CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: NEW CONSTRUCTION

**APPLICANT INFORMATION:**

Name CONSTRUCTION WEST  
Address 514 28 1/4 ROAD #5  
City / State / Zip GRJCT CO 81501  
Telephone 241-5457

**\* FOR CHANGE OF USE:**

\*Existing Use: 0  
\*Proposed Use: 0  
Estimated Remodeling Cost \$ 0  
Current Fair Market Value of Structure \$ 0

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>FAR 1.00</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>Per Plan</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>PAID</u>
Voting District _____	Ingress / Egress Location Approval <u>N/A</u> (Engineer's Initials)
	<b>MAR 07 2008</b> <b>TB</b>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 [Signature] Date \_\_\_\_\_  
Department Approval [Signature] Date 10/31/07 MAR 31/7/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20923</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/7/08</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)