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|-------------|------|
| Planning \$ | 5.00 |
| TCP \$ | / |
| Drainage \$ | / |
| SIF\$ | / |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 2584 F Road Unit C
 Parcel No. 2945-034-57-003
 Subdivision Patterson Road Condo
 Filing _____ Block _____ Lot _____

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 Prattice Redstone LLC
 Address 2584 F Road Unit C
 City / State / Zip CO. Co 81505

DESCRIPTION OF WORK & INTENDED USE:

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

PAID

APPLICANT INFORMATION:

Name LGD Construction
 Address P.O. Box 1925
 City / State / Zip CO. Co.
 Telephone 250-9614

* FOR CHANGE OF USE:

*Existing Use: OFFICE
 *Proposed Use: OFFICE **TB**

Estimated Remodeling Cost \$ 69,000

Current Fair Market Value of Structure \$ _____

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>B-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) _____ | Special Conditions: _____ |
| 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 [Signature] Date 3-28-08

Planning Approval [Signature] Date 3/28/08

| | | | |
|--|---------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date <u>3/28/08</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)