

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

Planning \$ <u>5,00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

60933 6.5 eg

Building Address 2472 F Rd #12 Multifamily Only: _____
 Parcel No. 2945-044-29-013 No. of Existing Units _____ No. Proposed _____
 Subdivision Monument Plaza Condo #2 Sq. Ft. of Existing 1605 Sq. Ft. Proposed _____
 Filing _____ Block _____ Lot _____
 Sq. Ft. of Lot / Parcel 1698
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Monument Plaza LLC
 Address PO Box 5255
 City / State / Zip Summit Village, CO 81615

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish - elec/plmbg

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Helber Contracting, Inc
 Address 710 Independent Ave
 City / State / Zip Co. J., CO 81505
 Telephone 970-523-6935

Estimated Remodeling Cost \$ 50,000
 Current Fair Market Value of Structure \$ 227,040

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>C1</u>	<u>RD</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)		Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL		Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>		Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____

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 12-10-08
 Planning Approval [Signature] Date 12/10/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>12/10/08</u>

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)