

Planning \$	500
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 200 Grand Ave #202

Parcel No. 2945-142-38-018

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Bank of Colorado

Address 200 Grand Ave

City / State / Zip Grand Junction CO 81501

APPLICANT INFORMATION:

Name Olde World Custom Builders

Address PO Box 2570

City / State / Zip Grand Junction CO 81502

Telephone (970) 210-8575

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 1200 Sq. Ft. Proposed 1200

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Change of Use (*Specify uses below)
- Addition Change of Business
- Other: remodel office & adding a sink

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 65,000

Current Fair Market Value of Structure \$ 4,210,440

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 B-1

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 5-16-08

Planning Approval [Signature] Date 5/16/08

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

Utility Accounting Chandler Cole Date 5/16/08

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)