

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Existing Acct. # 121458-8644

Building Address 740 Horizon Ct.
 Parcel No. 2701-364-26-012
 Subdivision Horizon Park Plaza
 Filing _____ Block _____ Lot 12

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 Ocaminger Holdings LLC
 Address 739 25 Rd.
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: demo only PAID

APPLICANT INFORMATION:

Name Justin Alexander
 Address P.O. Box 1463
 City / State / Zip Grand Lake, CO, 80447
 Telephone 970-819-2930

Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ TB

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 C-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: demo only

Ingress / Egress _____
 Voting District _____ 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 Justin Alexander Date June 10, 2008
 Planning Approval Pat Dungey Date 6/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>6/10/08</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)