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**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

Building Address 2502 Hwy 6 #50  
Parcel No. 2945-103-53-001  
Subdivision Seaside Crossing  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 4 No. Proposed 5  
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 WTN COEX III LLC  
Address 3501 SW FARLAN RD STE 200  
City / State / Zip TOPEKA KS 66614

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: TENANT RENOVATION

**APPLICANT INFORMATION:**

Name McPherson Development  
Address 3501 SW FARLAN RD STE 100  
City / State / Zip TOPEKA KS 66614  
Telephone 785-925-0376

**\* FOR CHANGE OF USE:**

\*Existing Use: EMPTY SMALL SPACE  
\*Proposed Use: HAIR SALON

Estimated Remodeling Cost \$ 10,000.

Current Fair Market Value of Structure \$ 1,100,000.

**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 _____	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: <u>Interior Only</u>
Voting District _____	Ingress / Egress Location Approval _____
	(Engineer's Initials)

**PAID**

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 \_\_\_\_\_ Date \_\_\_\_\_  
Planning Approval Paul Hopkins Date 3/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>e. Bensley</u>	Date <u>2/15/08</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)