

TCP \$	0
Drainage \$	0
SIF \$	0
Inspection \$	0

Planning \$	5.00
Bldg Permit #	
File #	

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

122366-71790

Building Address 632 Market St STE F  
 Parcel No. 2945-043-22002  
 Subdivision Mesa Village Mkt Place  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 10000  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name WIN COEX I LLC  
 Address 3120 Regentate, Ste 150  
 City / State / Zip Houston, Tx 77042

**DESCRIPTION OF WORK & INTENDED USE:**

- |   |  |
|---|--|
| <input type="checkbox"/> Remodel                                | <input type="checkbox"/> Change of Use (*Specify uses below) |
| <input type="checkbox"/> Addition                               | <input type="checkbox"/> Change of Business                  |
| <input checked="" type="checkbox"/> Other: <u>Vanilla Shell</u> |  |

**APPLICANT INFORMATION:**

Name Mcdherson Dev  
 Address 3501 SW Fairclawn Rd STE 100  
 City / State / Zip Topeka KS 66614  
 Telephone 785-925-0376

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Forest finish (Ultra) Dry wall + Roof top only  
 Estimated Remodeling Cost \$ 20,000.00  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

*they will get clearance making store.*

**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>C-1</u>	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____	
SETBACKS: Front _____ from property line (PL)	Side _____ from PL	Rear _____ from PL	Parking Requirement <u>approved per plan</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions: <u>Interior - Forest Finish</u>	

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 08-08-08  
 Planning Approval [Signature] Date 8-8-08

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>8/8/08</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)