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|------------------|
| TCP \$ <u> </u> |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

| |
|------------------------------------|
| Planning \$ <u>10⁰⁰</u> |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Existing Acct.
75028-5319

Building Address 2650 North, Unit 106
 Parcel No. 2945-124-00-022
 Subdivision Houlton Resub
 Filing 2nd Block 2 Lot 8

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing ^{bldg} 54,298 Sq. Ft. Proposed Same
 Sq. Ft. of Lot / Parcel 189,790
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Roger Soltenbarger
 Address 2650 N. Ave
 City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish interior (1800 SF)
New walls & electrical
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Asset Engineering Ltd.
 Address 1007 S. 7th St.
 City / State / Zip Grand Jct CO 81501
 Telephone 970-245-0228

*Existing Use: empty space
 *Proposed Use: Gala Affair
 Estimated Remodeling Cost \$ 18,000
 Current Fair Market Value of Structure \$ 4,155,560

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

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

PAID
OCT 03 2008

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 10-03-08
 Planning Approval [Signature] Date 10/3/08

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|---|
| 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>10/3/08</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)