

Planning \$ <u>5<sup>00</sup></u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 120 West Park Dr.  
Parcel No. 2945-101-59-001  
Subdivision Corner Square  
Filing N/A Block 1 Lot 1

Multifamily Only: 0 No. of Existing Units 0 No. Proposed 1  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 22,329 sqft  
Sq. Ft. of Lot / Parcel 2.478 Tenant Finish  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name F&P Office Building  
Address 514 28 1/4 Rd #5  
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Tenant Finish (ReMax)

**APPLICANT INFORMATION:**

Name Western Constructors Inc.  
Address P.O. Box 3015  
City / State / Zip Grand Junction, CO 81502  
Telephone (970)241-5457

\* FOR CHANGE OF USE:  
\*Existing Use: \_\_\_\_\_  
\*Proposed Use: Retail / office CB  
Estimated Remodeling Cost \$ 1 Million  
Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>00/00</u> from PL Rear <u>10/10</u> from PL	Parking Requirement <u>PAID</u>
Maximum Height of Structure(s) <u>40</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ <u>CB</u> (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 Alejandro Guillen Date 3/27/08  
Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20816</u>
Utility Accounting <u>CB</u>	Date <u>3/27/08</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)