

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 480 West Park Dr.
 Parcel No. 2945-101-60-002
 Subdivision Corner Square
 Filing _____ Block 2 Lot 2

Multifamily Only: _____
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 5,894 Sq. Ft. Tenant Finish
 Sq. Ft. of Lot / Parcel 1.40 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

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

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>Tenant Finish (United Title)</u>	

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

Estimated Remodeling Cost \$ 250,000.00

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	Parking Requirement <u>PAID</u>
Rear <u>10/10</u> from PL	Special Conditions: _____
Maximum Height of Structure(s) <u>40</u>	
Voting District _____	Ingress / Egress 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 Alisona Phillips 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>20875</u>
Utility Accounting <u>U. Bensley</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)