

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 480 West Park Dr Suite 200
 Parcel No. 2945-101-60-002 OK
 Subdivision Corner Square Subdivision
 Filing 1 Block 2 Lot 2

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 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 F&P Commercial
 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 2,531 sq ft

APPLICANT INFORMATION:

Name Wstein Constructors Inc.
 Address 514 28 1/4 Rd Suite #5
 City / State / Zip Grand Junction, CO 81501
 Telephone (970) 241-5457

*** FOR CHANGE OF USE:**

*Existing Use: Shell Only
 *Proposed Use: Tenant Finish Office Bldg
5 employees only
 Estimated Remodeling Cost \$ 115,000

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		PAID <u>OCT 01 2008</u> TB
ZONE <u>PD</u>	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) _____	Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____
	(Engineer's Initials)	

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 Almond Mendelson Date 10/1/08
 Planning Approval Wendy Spurr Date 10/1/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21216</u>
Utility Accounting <u>C. Beasley</u>	Date <u>10/1/08</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)