

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

07128-37500

Planning \$	5.00
Bldg Permit #	
File #	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2478 PATTERSON Rd #13
 Parcel No. 2945-044-17-014
 Subdivision PATTERSON VILLAGE SQUARE Condominium
 Filing 2 Block _____ Lot _____

Multifamily Only:
 No. of Existing Units NA 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) _____

7.22 EQU

OWNER INFORMATION:

Name O'GRADY Family Trust
 Address 627 E. PEACE DR.
 City / State / Zip G.I. Co. 81504

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

APPLICANT INFORMATION:

Name ROBERT SMITH - Smithcentral LLC
 Address 2029-2225 Rd.
 City / State / Zip Delta Co. 81416
 Telephone 970-275-3865

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 2,000.00

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 _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>Tenant Finish</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>approved per plan</u>
Ingress / Egress Location Approval _____ (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 Robert Smith Date 7-18-08 maybe
 Planning Approval Dayleen Henderson Date 7-18-08 signed

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO USE</u>
Utility Accounting <u>Marshall Co</u>	Date	<u>7/18/08</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)