

TCP \$	15,324.00
Drainage \$	0
SIF\$	2,760.00
Inspection \$	0

Planning \$	10.00
Bldg Permit #	
File #	FP-2007-078

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2477 Thunder Mountain Dr.
 Parcel No. 2945-044-24-001
 Subdivision SUNDANCE VILLAGE
 Filing (B) U Block 2 Lot 25-30

Multifamily Only:
 No. of Existing Units 0 No. Proposed 6
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 7964
 Sq. Ft. of Lot / Parcel 11,945
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 71%

OWNER INFORMATION:

Name SUNDANCE VILLAGE LLC
 Address 383 INVERNESS PKWY #470
 City / State / Zip ENGLEWOOD CO 80122

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

APPLICANT INFORMATION:

Name SUNDANCE VILLAGE LLC
 Address 383 INVERNESS PKWY #470
 City / State / Zip ENGLEWOOD CO 80122
 Telephone 970 424-0470
970 433-1303

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 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>PD</u>	Maximum coverage of lot by structures _____ <u>7 Trees - 35 Shrubs</u>
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District <u>"B"</u> Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: <u>approved per plan</u>

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 Cherilyn Cutforth Date 9/24/08
 Planning Approval Bayleen Henderson Date 10-10-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21245</u>
Utility Accounting <u>H. Bewley</u>	Date <u>10/10/08</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)

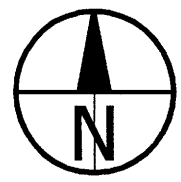
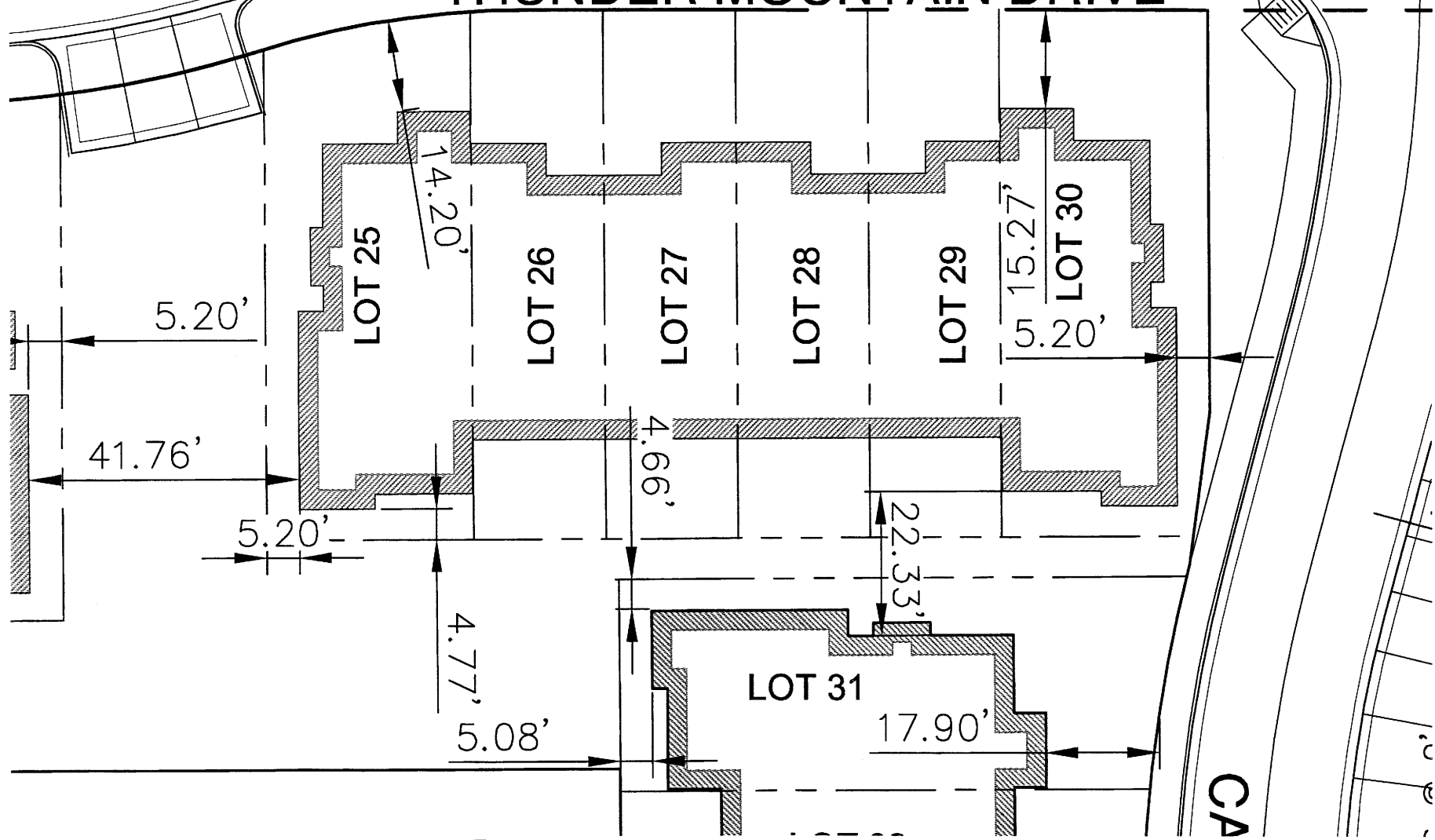
10-10-08

Wayne Hender

ACCEPTED
ANY CHANGE OF TRACKS MUST BE
APPROVED BY THE PLANNING DIVISION.
THE PLANNING DIVISION ASSUMES NO RESPONSIBILITY TO
VERIFY THE ACCURACY OF THE DATA.

EXISTING TRACT D

THUNDER MOUNTAIN DRIVE



BLDG B SITE PLAN
2477 Thunder Mountain Drive