

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 3150 N. 12th  
 Parcel No. 2945-013-20-001  
 Subdivision —NA—  
 Filing    Block    Lot   

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 Dan Babbel *Physical Therapist*  
 Address 3150 N 12th St  
 City / State / Zip Grand Jct, Colo 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Interior Remodel

**APPLICANT INFORMATION:**

Name Tolman Builders  
 Address 2664 Paradise Dr  
 City / State / Zip Grand Jct, Colo  
 Telephone 970-201-3377

**\* FOR CHANGE OF USE:**

\*Existing Use: Premier Care facility  
 \*Proposed Use: Same

Estimated Remodeling Cost \$ 20,000<sup>00</sup>

Current Fair Market Value of Structure \$ 10,511,570<sup>00</sup>

**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.**

<b>THIS SECTION TO BE COMPLETED BY PLANNING STAFF</b>	
ZONE <u>PD</u>	DEC 30 2009
SETBACKS: Front <u>  </u> from property line (PL)	Maximum coverage of lot by structures <u>  </u>
Side <u>  </u> from PL Rear <u>  </u> from PL	Landscaping/Screening Required: YES <u>  </u> NO <u>  </u>
Maximum Height of Structure(s) <u>  </u>	Parking Requirement <u>  </u>
Voting District <u>  </u>	Floodplain Certificate Required: YES <u>  </u> NO <u>  </u>
Ingress / Egress Location Approval <u>  </u> (Engineer's Initials)	Special Conditions: <u>  </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 John Tolman Date Dec 28, 2009  
 Planning Approval Mandy Spurr Date 12/30/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>12/30/09</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)