

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 3505 N 12th ST.
 Parcel No. 2945-021-09-093
 Subdivision Northwoods Condominiums
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 90 No. Proposed 90
 Sq. Ft. of Existing 97000 Sq. Ft. Proposed 97025
 Sq. Ft. of Lot / Parcel 132,030
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 79,350

OWNER INFORMATION:

Name NORTHWOODS PARTNERS I, LLC
 Address 11999 SAN VICENTE BLVD. STE 1035
 City / State / Zip LOS ANGELES, CA 90049

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: adding restroon to existing office
(6x16)

* FOR CHANGE OF USE: VAR-2002-011
removing existing carport
Roof

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

*Existing Use: _____
 *Proposed Use: NO SWR / WTR Change
 Estimated Remodeling Cost \$ 5,000
 Current Fair Market Value of Structure \$ 4,751,250.00

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 _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL <u>Plan</u> Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
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.

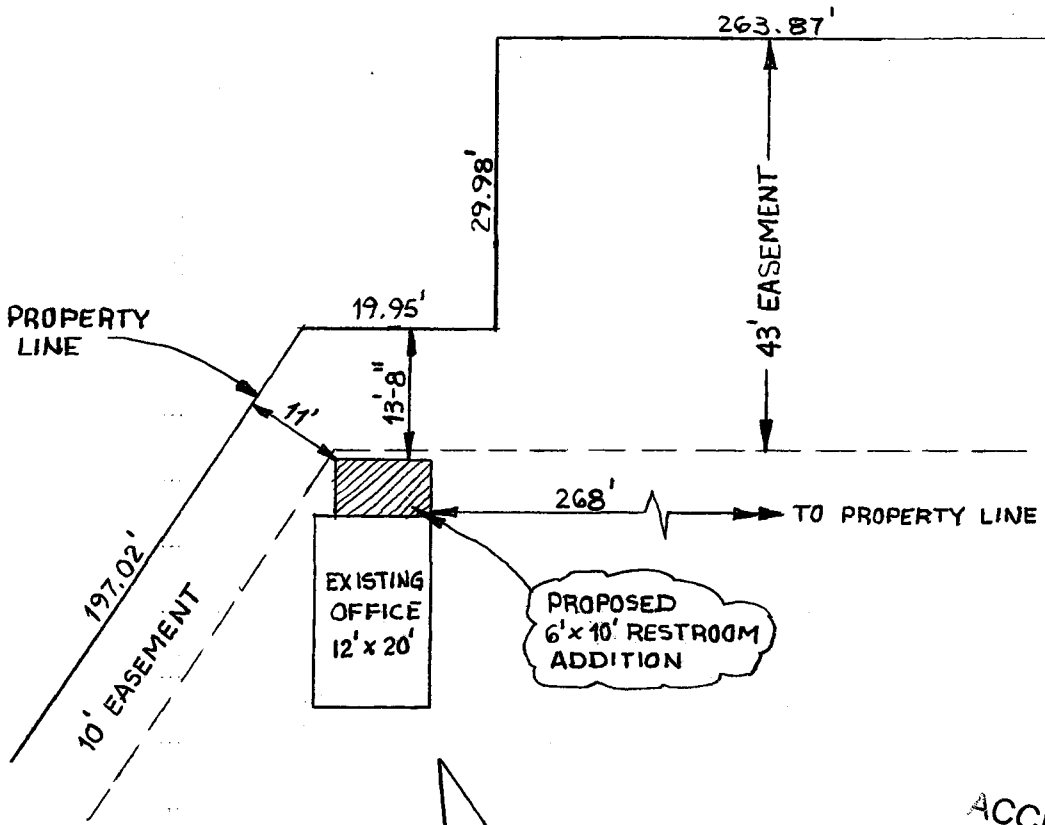
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Gary K. Blocha Date 5-28-09

Planning Approval [Signature] Date 6/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>NO</u>	W/O No. <u>6/1/09</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/09</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)



ACCEPTED *SLC 6/11/09*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 PROPERLY LOCATE AND IDENTIFY
 EASEMENTS AND PROPERTY LINES.

