

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

Planning \$	5.00
Bldg Permit #	
File #	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

#7627

Building Address 239 N. 12TH ST. #5
 Parcel No. 2945-111-33-011
 Subdivision 12TH ST. PLAZA CONDOS
 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 REX & SHARON DUNCAN
 Address 2421 PHEASANT RUN CIR.
 City / State / Zip GRAND JCT. CO.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SPRINGER CONST INC.
 Address P.O. BOX 299
 City / State / Zip FRUITA CO. 81521
 Telephone (970) 640-5400

* FOR CHANGE OF USE:
 *Existing Use: EYE MNT
 *Proposed Use: SOUND THERAPY
 Estimated Remodeling Cost \$ 10,000
 Current Fair Market Value of Structure \$ 178,240

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 RO 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 _____ Special Conditions: _____
 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 [Signature] Date 7-23-09

Planning Approval [Signature] Date 7/23/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. remodel only
 Utility Accounting [Signature] Date 7-23-09

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)