

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

#62521

Planning \$ 5
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2140 Broadway #101
 Parcel No. 2947-232-21-002
 Subdivision Monument Village Shopping Center
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 2.099 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 17355

OWNER INFORMATION:

Name Sans Nom, LLC
 Address 995 Caven Drive
 City / State / Zip Carbondale, CO 81623

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: finishing vacant framing, plbg, drywall, tenant HVAC
 * FOR CHANGE OF USE: finish no chg in bldg footprint
 *Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name The Fleisher Company
 Address 995 Caven Dr.
 City / State / Zip Carbondale, CO 81623
 Telephone 970-704-1515

Estimated Remodeling Cost \$ 12,000
 Current Fair Market Value of Structure \$ 1,890,490

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>B1</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>0/0</u> from PL Rear <u>15/15</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
(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 10-2-09
 Planning Approval [Signature] Date 10/2/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	WFO No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10-2-09</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)