

TCP \$	N/A
Drainage \$	N/A
SIF \$	/
Inspection \$	/

Planning \$	5.00
Bldg Permit #	
File #	N/A

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

33333 - 0

Building Address 2500 Broadway  
 Parcel No. 2945-153-05-002  
 Subdivision ~~Safeway~~ Albertson Center  
 Filing - Block - Lot 5

Multifamily Only: N/A  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 4.963 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name TESSA McINNES  
 Address 3203 W. 15<sup>th</sup>  
 City / State / Zip Grand Jct., Colo 81506

**DESCRIPTION OF WORK & INTENDED USE:**

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

**APPLICANT INFORMATION:**

Name Quality Home Concepts  
 Address 517 Melody Lane  
 City / State / Zip Grand Junction, Colo  
 Telephone (970) 261-9737

**\* FOR CHANGE OF USE:**

\*Existing Use: office  
 \*Proposed Use: yoga room

Estimated Remodeling Cost \$ \_\_\_\_\_

Current Fair Market Value of Structure \$ shopping center

**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>C-1</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL    Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures <u>existing</u> Landscaping/Screening Required: YES <u>existing</u> NO _____ Parking Requirement <u>No change</u> Floodplain Certificate Required: YES _____ NO <u>X</u> Special Conditions: <u>interior only</u>
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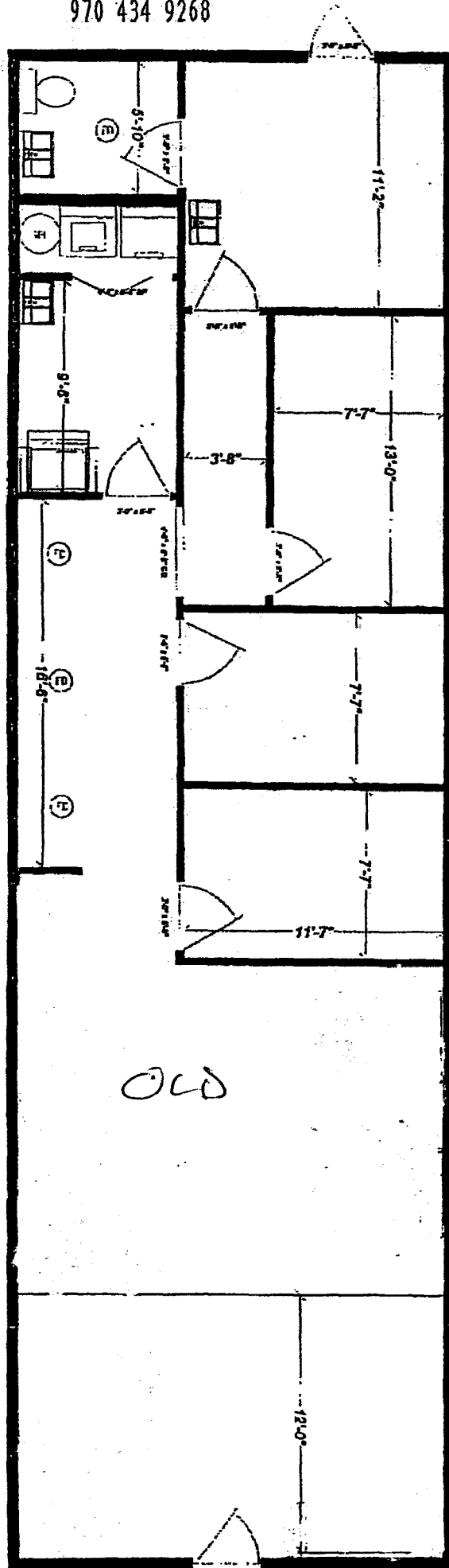
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Wade Wiggins Date 4/1/09  
 Planning Approval C McKee (approved by PIR Edwards) Date 4/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-1-09</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)



SALON

OLD

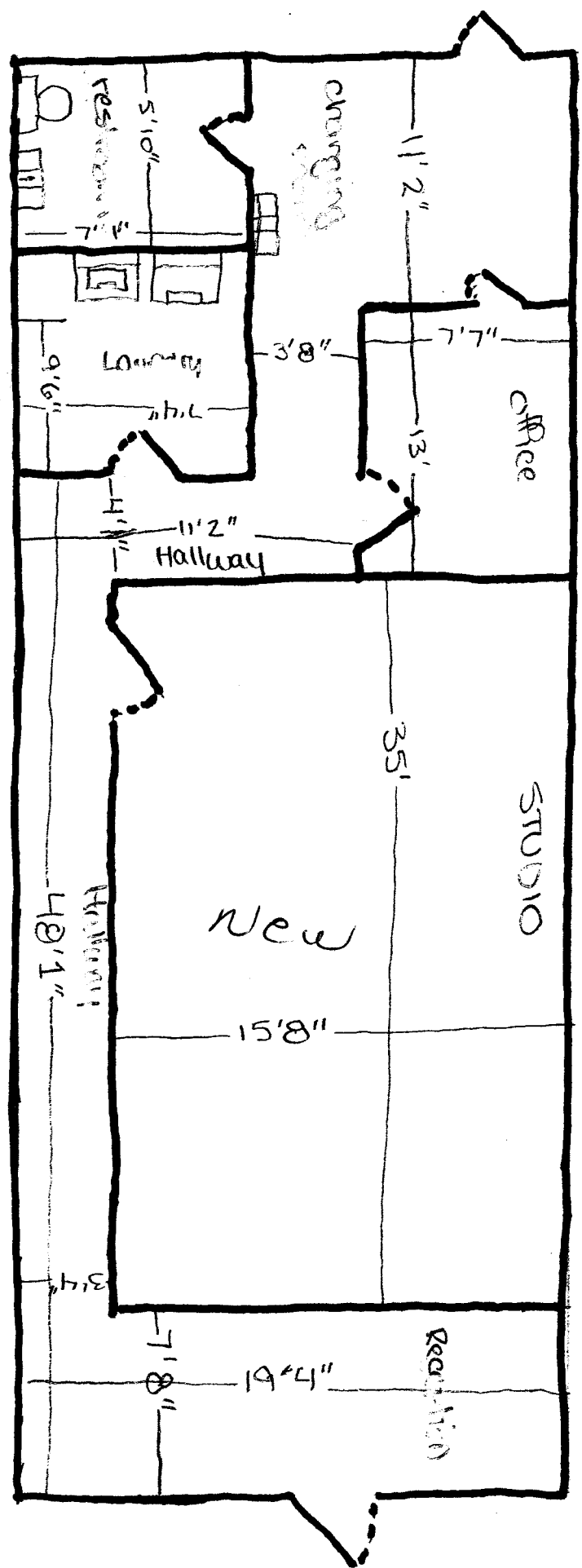
ACCEPTED *C McKee*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING DIVISION.  
 IT IS THE APPLICANT'S RESPONSIBILITY TO  
 PROPERLY LOCATE AND IDENTIFY  
 EASEMENTS AND PROPERTY LINES.

*approved by Redwards*

*future floor plan.*

2500 Broadway  
Unit B

81503



Yogya: Vinayassa

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*approved R Edwards*