

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

Planning \$ <u># 5⁰³</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

8685-0 4.15

Building Address 2764 Compass Drive
 Parcel No. 2701-361-20-015
 Subdivision _____
 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 Moss Inc
 Address 2764 Compass Drive
 City / State / Zip Grand Jct. Colo. 81502

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify use below)
 Addition Change of Business
 Other: _____
PAID
JUL 27 2009

APPLICANT INFORMATION:

Name Garrett Walker
 Address 201 Mira Monte Rd.
 City / State / Zip Grand Jct. Co. 81507
 Telephone 261-2801

* FOR CHANGE OF USE: **RB**
 *Existing Use: putting in 2 bathrooms
 *Proposed Use: empty office space as of 7/27/09
 Estimated Remodeling Cost \$ 18,000.00
 Current Fair Market Value of Structure \$ 1,786,490.00

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>C-1</u>	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 _____	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 [Signature] Date 7-27-09
 Planning Approval [Signature] Date 7/27/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7/27/09</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)