

| |
|---------------|
| 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 2400 F Rd #4
 Parcel No. 2945-044-20-004
 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 GAWC Investments
 Address 2400 F Rd #4
 City / State / Zip Grand Junction, CO 81505

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 Western Constructors Inc
 Address 480 W. Park Dr #200
 City / State / Zip Grand Junction, CO 81505
 Telephone (970) 241-5457

*** FOR CHANGE OF USE:**

*Existing Use: Doctors Office
 *Proposed Use: Doctors Office

Estimated Remodeling Cost \$ 40,000.⁰⁰
 Current Fair Market Value of Structure \$ 709,190.⁰⁰

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 PAID YES _____ NO _____ |
| Side _____ from PL Rear _____ from PL | Parking Requirement <u>JUL 24 2009</u> _____ |
| Maximum Height of Structure(s) _____ | Floodplain Certificate Required YES 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 Alison Mendelson Date 7/23/09
 Planning Approval Leah Regal Date 7/24/09

| | | | |
|--|---------------------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>W. Bensley</u> | Date <u>7/24/09</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)