

TCP \$
Drainage \$ <i>N/A</i>
SIF\$
Inspection \$

Planning \$ <i>500</i>
Bldg Permit #
File # <i>PPD-2006-270</i>

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address *2740 Hwy 50, Grand Junction*
 Parcel No. *2945-254-00-015 109-111*
 Subdivision *Omrc 41-001 SUBDIVISION*
 Filing _____ Block _____ Lot *1*

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 *New Regatta LLC % DPC Development Corp*
 Address *2000 East Bellevue Ave, Suite 300*
 City / State / Zip *Greenwood Village Co 80111*

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: *Tenant - Anytime Fitness Spaces 109-111*
Credit 1.35 eqo

APPLICANT INFORMATION:

Name *Crosslands Construction Co.*
 Address *2525 S University Blvd.*
 City / State / Zip *Denver, Co. 80210*
 Telephone *303-390-9012*

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ *130,000*
 Current Fair Market Value of Structure \$ *1,200,000*

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 <i>C-1</i>	Maximum coverage of lot by structures <i>N/A</i>
SETBACKS: Front <i>15'</i> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <i>0'</i> from PL Rear <i>10'</i> from PL	Parking Requirement <i>N/A</i>
Maximum Height of Structure(s) <i>40'</i>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: <i>TENANT PIVOT ONLY</i> <i>SITE PLAN APPROVED PREVIOUSLY</i>
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]*
 Planning Approval *[Signature]*

Date *2/2/09*
 Date *2-6-09*

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <i>21343</i>
Utility Accounting <i>[Signature]</i>	Date <i>2-10-09</i>

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)