

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

Planning \$ 5-00
Bldg Permit #
File # PPP-2006-270

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2740 Hwy 50, Grand Junction
 Parcel No. 2945-254-04-025 #104
 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 Company
 Address 7000 East Belleview 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 Finish (Vanilla Shell) Space 104

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: Sheer cuts
Credit .45 sqo - total 1-sqo
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 50,000-
 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 <u>L-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Special Conditions: <u>TENANT FINISH ONLY</u> <u>Site Plan Approved Previously</u>
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 2/02/09
 Planning Approval [Signature] Date 2-6-09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21344</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-10-09</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)

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