

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

Planning \$ <i>5.00</i>
Bldg Permit #
File # <i>PPF-2006-270</i>

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address ~~2945~~ <sup>2740</sup> *Hwy 50, Grand Junction* Multifamily Only: No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Parcel No. *2945-254-00-015 # 104 SuperCuts* Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision *OMRC 41-001 SUBDIVISION* Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot *1* Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name *New Regatta LLC % DPC Development Company* DESCRIPTION OF WORK & INTENDED USE:

Address *7000 East Bellevue Ave Suite 300*  Remodel  Change of Use (\*Specify uses below)

City / State / Zip *Greenwood Village, CO 80111*  Addition  Change of Business

Other: *Space Conversion to Super Cuts*

**APPLICANT INFORMATION:**

Name *Crosslands Construction Co* \* FOR CHANGE OF USE:

Address *2525 S University Blvd* \*Existing Use: *W00 #*

City / State / Zip *Denver, CO 80210* \*Proposed Use: *RE-21344 Fees are Paid*

Telephone *303-390-9012* Estimated Remodeling Cost \$ *Less than 20*

Current Fair Market Value of Structure \$ *35,000*

**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 <i>X</i>		
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 <i>X</i>		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: <i>TENANT FIFTH ONLY</i>	
(Engineer's Initials)		<i>SITE PLAN APPROVED PREVIOUSLY.</i>	

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 *2/2/09*

Planning Approval *[Signature]* Date *2-6-09*

Additional water and/or sewer tap fee(s) are required: YES _____ NO <i>X</i>	W/O No. <i>21344 - Refer to already paid</i>
Utility Accounting <i>[Signature]</i>	Date <i>2/17/09</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)