

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

33480 - 0 - City Market (StarTel)

Building Address 2836 North Ave
 Parcel No. 2943-073-17-001
 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 Yoramed - Eastgate LLC
 Address 2836 North Ave
 City / State / Zip Grand Jct Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: CONSTRUCTING 2 ADDITIONAL BATHROOMS + ADDING RTU
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name STARTEL
 Address 2830 N. AVE
 City / State / Zip Grand Jct Co. 81501
 Telephone 970-260-1271

*Existing Use: STARTEL BUSINESS
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 125,000
 Current Fair Market Value of Structure \$ 6,167,000

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>C1</u>	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____	Parking Requirement _____
SETBACKS: Front _____ from property line (PL)	Side _____ from PL	Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Special Conditions: _____		
Voting District _____	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 Don Donaldson (FM StarTel) Date 4/22/09
 Planning Approval Judith Reynolds Date 4/22/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR/SWR Charge</u>
Utility Accounting <u>0</u>	Date <u>4/22/09</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)