

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

Planning \$ <u>500</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

72963-0

Building Address 120 W. Park Dr. #100  
 Parcel No. 2945-101-97-001  
 Subdivision Corners Square  
 Filing 1 Block 1 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 F&P Office Bldg.  
 Address P.O. Box 3015  
 City / State / Zip Grand Junction, CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

- |   |  |
|---|--|
| <input type="checkbox"/> Remodel                                | <input type="checkbox"/> Change of Use (*Specify uses below) |
| <input type="checkbox"/> Addition                               | <input type="checkbox"/> Change of Business                  |
| <input checked="" type="checkbox"/> Other: <u>Tenant Finish</u> |  |

**APPLICANT INFORMATION:**

Name Western Constructors  
 Address P.O. Box 3015  
 City / State / Zip Grand Junction, CO 81502  
 Telephone (970) 241-5497

**\* FOR CHANGE OF USE:**

\*Existing Use: (Shell only)  
 \*Proposed Use: Envision Candies Store  
2 employees  
 Estimated Remodeling Cost \$ 75,000.00  
 Current Fair Market Value of Structure \$ New Building

**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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: 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 Mandelson Date 2/17/09  
 Planning Approval Wendy Spurr Date 2/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>OK on EGUS</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/09</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)