

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

72963-0 Egn 18.7

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	5 ⁰⁰
Bldg Permit #	
File #	

Building Address 120 W Park Dr #105
 Parcel No. 2945-101-59-001
 Subdivision Corner 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 Building
 Address 480 W. Park Dr #200
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Tenant Finish w/ceiling
Emergency Exit (See Drawing)
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Western Constructors Inc
 Address 480 W Park Dr #200
 City / State / Zip Grand Junction, CO 81505
 Telephone (970)241-5457

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ \$1478,000.00
 Current Fair Market Value of Structure \$ 6,449,470.00

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 Mendelsohn Date 7/16/09
 Planning Approval Pat Dunlop Date 7/7/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Ing 2 QM 1, 25</u>
Utility Accounting <u>Maribel Cole</u>	Date <u>7/7/09</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)

5 6 7 13 15

1 WEST ELEVATION

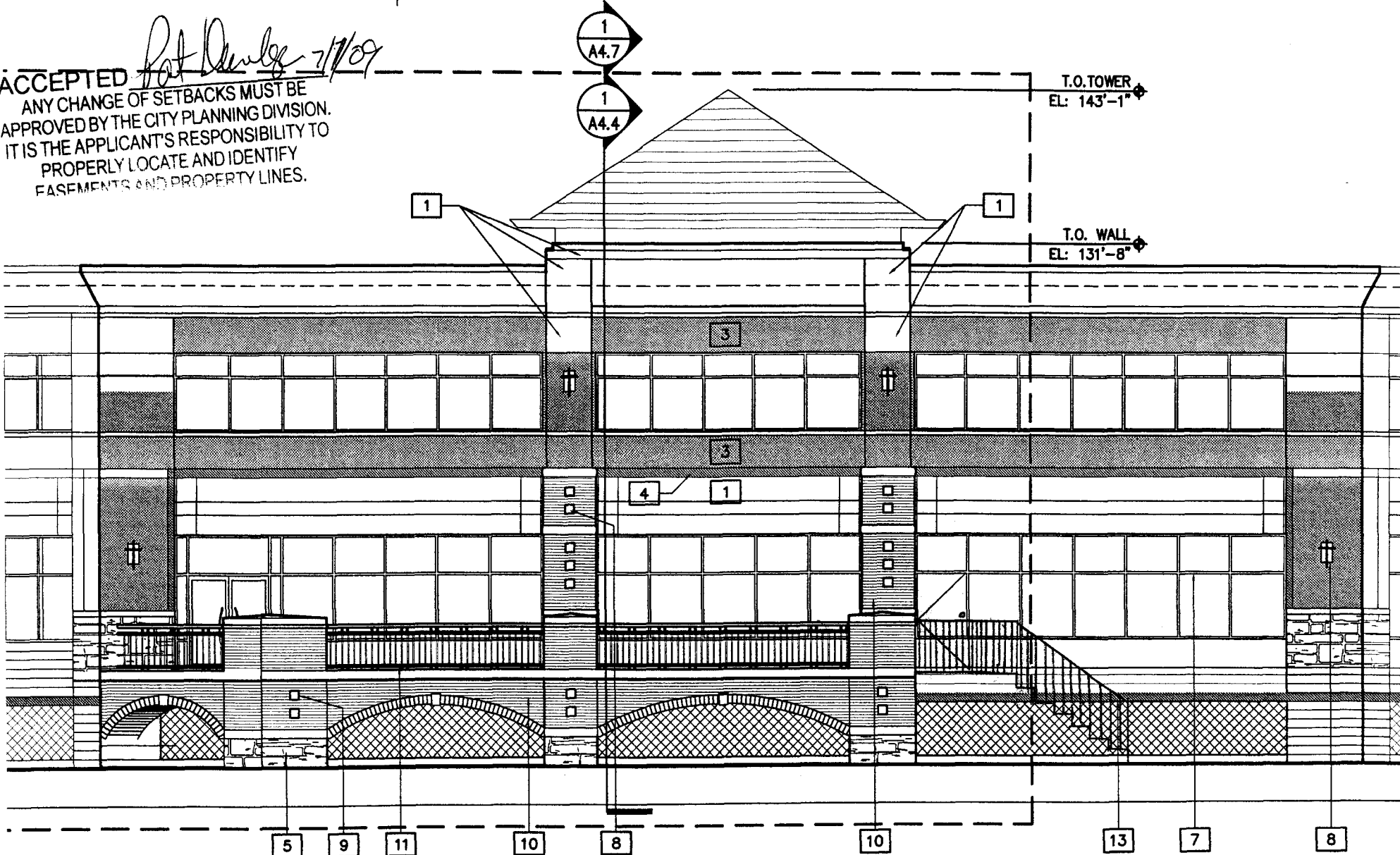
A3.3 1/8" = 1'-0"

ACCEPTED *Pat Dwyer 7/1/09*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



T.O. TOWER
EL: 143'-1"

T.O. WALL
EL: 131'-8"



1 NORTHEAST ELEVATION

A3.2 1/8" = 1'-0"