

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**

*icon lasih*

Building Address 120 W. Park Dr #108  
 Parcel No. 2945-101-591-001  
 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 Eye Doctor  
 \*FOR CHANGE OF USE: 4 employees

**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: new vacant  
 \*Proposed Use: eye doctor  
 Estimated Remodeling Cost \$ 126,500<sup>est</sup>  
 Current Fair Market Value of Structure \$ \_\_\_\_\_

**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>P.D.</u>	<b>PAID</b>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	NOV 09 2009	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	IB	Parking Requirement _____
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____

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 Alphonso M. Anderson Date 11/2/09  
 Planning Approval Lynne Reynolds Date 11/9/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21552</u>
Utility Accounting <u>Bensley</u>	Date <u>11/9/09</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)