

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**

Building Address 2497 Power Rd #3  
 Parcel No. 2945-164-40-003  
 Subdivision Power Rd Center Condo  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 944 SF Sq. Ft. Proposed no chg  
 Sq. Ft. of Lot / Parcel 958  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) no chg

**OWNER INFORMATION:**

Name Rand Speas  
 Address 2443 1/2 Jack Creek Rd  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Finish Exterior with 4 offices & kitchenette  
Add electric & plbg  
 \* FOR CHANGE OF USE: Sink & mini menu  
 \*Existing Use: VACANT  
 \*Proposed Use: INSURANCE office trig. cabinet

**APPLICANT INFORMATION:**

Name Rand Speas  
 Address 2443 1/2 Jack Creek Rd  
 City / State / Zip Grand Jct, CO 81505  
 Telephone 970-261-5996

\*Estimated Remodeling Cost \$ 20,000  
 Current Fair Market Value of Structure \$ 114,000

**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 <u>N/A</u>		
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>		
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement <u>no chg</u>		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: <u>NOV 17 2009 ATTACHED</u>	
	(Engineer's Initials)	<b>TB</b>	

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 11/17/09  
 Planning Approval [Signature] Date 11/17/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/17/09</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)