

#53312 PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Planning \$ <u>5⁰⁰</u>
TCP \$ <u>/</u>
Drainage \$ <u>/</u>
SIF\$ <u>/</u>

Building Address 561 25 RD Unit C
 Parcel No. 2945-091-21-006
 Subdivision Grand Mesa Center ~ Replat of
 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 GIMCO PROPERTIES LLC
 Address 1531 E. EUGIE AVE.
 City / State / Zip PHOENIX AZ 85022

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT IMPROVEMENT

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name SUN KING
 Address PO BOX 3299
 City / State / Zip GJ CO 81501
 Telephone 245-9173

Estimated Remodeling Cost \$ 25,000
 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>C-2</u>	Maximum coverage of lot by structures <u>NA</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES <u>/</u> NO <u>/</u>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 11-12-10
 Department Approval [Signature] Date 11/12/10

Additional water and/or sewer tap fee(s) are required:	YES <u>/</u> NO <u>/</u> W/O No. <u>Tenant finish</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-12-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)