

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

Rept 35935
 PCN-2010-410
PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Planning \$ 5.00
 Bldg Permit # _____
 File # _____

Building Address 2818 Broadway
 Parcel No. 2945-153-65-003
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1800 Sq. Ft. Proposed 1800
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grant Geske
 Address 2818 Broadway Unit 10
 City / State / Zip Grand Jct. Co 81507

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: INTENTION ONLY

APPLICANT INFORMATION:

Name Daniel Loyd
 Address 703 E Huber C.
 City / State / Zip Grand Jct Co 81505
 Telephone 970-729-0364

* FOR CHANGE OF USE:
 *Existing Use: Commercial
 *Proposed Use: Orchard Eye Center
 Estimated Remodeling Cost \$ 451000
 Current Fair Market Value of Structure \$ 2,099,030

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 C-1 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 _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____

NOV 03 2010

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 _____ Date 11/3/10

Planning Approval _____ Date 11/3/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO (NO) W/O No. no water no sewer

Utility Accounting _____ Date 11-3-10

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)