

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

#8645-00

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

PCN-2011-583
Rept. 36081

Building Address 744 Horizon Ct. #210
 Parcel No. 2701-361-26-038
 Subdivision Avignon Park Phase
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 3.5 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Graniger Holdings
 Address 744 Horizon Ct.
 City / State / Zip Grand Junction, CO

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

APPLICANT INFORMATION:

Name Myron Barker
 Address 4356 Kannah Creek
 City / State / Zip Whitewater, CO 81527
 Telephone 970-640-1228

* FOR CHANGE OF USE:
 *Existing Use: office
 *Proposed Use: office
 Estimated Remodeling Cost \$ 1,200
 Current Fair Market Value of Structure \$ 3,713,280

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>C-1</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 _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
	(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 Myron Barker Date 12/22/10

Planning Approval Don P. Pte Date 12/22/10 remodel

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>wall</u>
Utility Accounting <u>Water</u>	Date <u>12/22/10</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)