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Drainage \$
SIF \$
Inspection \$

#8705-1

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$ <u>500</u>
Bldg Permit #
File #

Building Address 715 HORIZON DRIVE
 Parcel No. 2701-363-00-121
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 0
 Sq. Ft. of Existing 60,000 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 2-85 Ae
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name CORE INC.
 Address P.O. Box 4410
 City / State / Zip GRAND Jct. Co. 81502

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Interior

APPLICANT INFORMATION:

Name CAZMACK CONSTRUCTION
 Address 3287 C RD.
 City / State / Zip PALISADE, Co. 81526
 Telephone 970-433-0358

*** FOR CHANGE OF USE:**

*Existing Use: OPEN SPACE
 *Proposed Use: OFFICES

Estimated Remodeling Cost \$ 100,000.00
 Current Fair Market Value of Structure \$330,680.00

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 <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (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 [Signature] Date 2-18-10
 Planning Approval Wendy Spurr Date 2/18/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. <u>interior remodel</u>
Utility Accounting <u>[Signature]</u> Date <u>2/18/10</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)