

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 2740 HWY 50, UNLP 106 & 107
 Parcel No. 2945-254-41-001
 Subdivision OMRC SUBDIVISION
 Filing N/A Block N/A Lot 1

Multifamily Only:
 No. of Existing Units N/A No. Proposed _____
 Sq. Ft. of Existing 2,400 Sq. Ft. Proposed 2,400
 Sq. Ft. of Lot / Parcel N/A
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) N/A

OWNER INFORMATION:

Name DPE DEVELOPMENT COMPANY
 Address 7000 E. BELLEVUE AVE, STE. 300
 City / State / Zip GREENWOOD VILLAGE, CO 80111

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ALPINE C.M., INC.
 Address 3189 MESA AVENUE
 City / State / Zip GRAND JCT., CO 81504
 Telephone 434-9874

*** FOR CHANGE OF USE:**

*Existing Use: UNOCCUPIED
 *Proposed Use: UNOCCUPIED

Estimated Remodeling Cost \$ 35,000⁰⁰
 Current Fair Market Value of Structure \$ 1,798,530⁰⁰

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> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: <u>approved per plan</u>
--	---

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 7/21/10
 Planning Approval Danylen Henderson Date 7-21-10

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>7/22/10</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)