

② TCP \$  
 Drainage \$  
 SIF\$  
 Inspection \$

PNC-2010-420 *cut*

Planning \$ 5.00  
 Bldg Permit #  
 File #

**PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

*Rept 35977*

Building Address 2502 Hwy 6 ESO 400A *Suite Baylen Henderson*  
 Parcel No. 2945-103-53-001  
 Subdivision Riverside Crossing  
 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 WTN COEX III LLC  
 Address 3501 SW FAIRMANN RD 200 *STE*  
 City / State / Zip TOPEKA, KS 66614

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: ADD BATHROOM  
*Intention remodel only*

**APPLICANT INFORMATION:**

Name BENCHMARK RESOURCES  
 Address 817 FAIRMANN WAY # 204  
 City / State / Zip GRAND JCT CO 81506  
 Telephone 970-589-6288

\* FOR CHANGE OF USE:  
 \*Existing Use: VACANT  
 \*Proposed Use: STRIP MALL BUSINESS  
 Estimated Remodeling Cost \$ 7,000  
 Current Fair Market Value of Structure \$ 1,814,100

**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-2 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)

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 JJA Date 11-15-10  
 Planning Approval Lynette Reynolds Date 11/15/10

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

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)