

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 1548 W Independent
 Parcel No. 2945103-00-152
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed **PAID**
 Sq. Ft. of Lot / Parcel JUN 11 2010
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) **TR**

OWNER INFORMATION:

Name West Independent LLC
 Address 2514 Cleaster Ct
 City / State / Zip Grand Jct, Colo 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: ENCLOSING A 10 x 35 AREA

APPLICANT INFORMATION:

Name Footprints Animal Hosp
 Address 1548 W Independent
 City / State / Zip Grand Jct CO
 Telephone 970 241 4247

* FOR CHANGE OF USE:
 *Existing Use: Veterinary Hospital
 *Proposed Use: Interior remodel only
 Estimated Remodeling Cost \$ 5000
 Current Fair Market Value of Structure \$ 286,540

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-2</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 _____ (Engineer's Initials)	Special Conditions: _____	

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 6/11/10
 Planning Approval [Signature] Date 6/11/10

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)