

TCP \$	No
Drainage \$	No
SIF\$	No
Inspection \$	No

Planning \$	Pa.
Bldg Permit #	
File #	SPN-2010-205

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2263 Logans Ct St. B
 Parcel No. 2701-314-04-001
 Subdivision GRAND Junction Co 81501
23rd Commercial 11
 Filing _____ Block _____ Lot 1

Multifamily Only: N/A
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 73,435 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name COLE & COMPANY BLDGS.
 Address 235 N 7th St.
 City / State / Zip GRAND Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name MARK AT CONSTRUCTION
 Address 5101 Florin Perkins Rd
 City / State / Zip SACRA CA 95836
 Telephone 916-381-8080

* FOR CHANGE OF USE: N/A
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 25,000
 Current Fair Market Value of Structure \$ _____

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>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>No add.</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Special Conditions: <u>Interior remodel / Sprinkle bldg.</u>
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 11/15/10
 Planning Approval [Signature] Date 12/11/10

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

Utility Accounting [Signature] Date 12/10