

PCN-2010-466

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

Planning \$ 5,00
Bldg Permit #
File #

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Building Address 120 W. Park Dr #110
 Parcel No. 2045-101-59-001
 Subdivision Cornel Square
 Filing _____ Block 1 Lot 1

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 F&P Office Bldg
 Address 480 W. Park Dr #200
 City / State / Zip Grand Jct, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Tenant Finish

APPLICANT INFORMATION:

Name Western Constructors Inc
 Address 480 W Park Dr #200
 City / State / Zip Grand Jct, CO 81505
 Telephone (970)241-5457

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: Hilti Skin Care Office
 Estimated Remodeling Cost \$ TBD
 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>PD</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 _____	Special Conditions: <u>approved per plan</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 Alvin Mendelson Date 11/30/2010
 Planning Approval Gayleen Henderson Date 11-30-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>21813</u>
Utility Accounting <u>Doty/Kover</u> Date <u>11-30-10</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)