/	
TCP\$	Planning \$ 500
Drainage \$ PLANNING C	FADANCE Bldg Permit #
SIF\$ (Multifamily & Nonresidential Ren	
Inspection \$ Public Works & Plan	nning Department
Building Address 2546 Rimrock Avc	Multifamily Only:  No. of Existing Units No. Proposed
Parcel No. <u>7945 -103 -37 -075</u>	
Subdivision Rimrock Marketplace 3	Sq. Ft. Proposed
Filing Block Lot	Sq. Ft. of Lot / Pareel Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name THF Grand Junction Day. LC	DESCRIPTION OF WORK & INTENDED USE:
Address 2127 Innorbelt Bus Ctr.	Remodel Change of Use (*Specify uses below) Addition Change of Business
City/State/Zip St Louis MO 63/145700	Other:
APPLICANT INFORMATION:	* FOR CHANGE OF USE:
Name Codo-lako Co.	*Existing Use:
Address 9210 Van Mell Lop	*Proposed Use: retail
City/State/Zip Vancouver, WA	Estimated Remodeling Cost \$ _12.5,000
Telephone 360-694-8000	Current Fair Market Value of Structure \$ 1, 3/7,660 00
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	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Landscaping/Screening Required: YESNOX
Side from PL Rear from PL	Parking Requirement
Maximum Height of Structure(s)	Floodplain Certificate Required: YES NO
Ingress / Egress  Voting District Location Approval	Special Conditions:
(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 Date 1/21/17	
Planning Approval Hat Clenley	Date 1/21/10
Additional water and/or sewer tap fee(s) are required: YE	S NO W/O No.
Utility Accounting	Date 1 ) 1 ( )

VALID FOR SIX MONTHS FROM DATE OF ISSUAN (E (Section 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)