

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

Planning \$ <u>5⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2297 TALL GRASS DR #9 (I)
 Parcel No. 2945-061-20-004
 Subdivision GRAND WEST BUSINESS PARK
 Filing 1 Block #2 Lot 4

Multifamily Only:
 No. of Existing Units -0- No. Proposed 1 UNIT of 10
 Sq. Ft. of Existing 24417 Sq. Ft. Proposed 1946
 Sq. Ft. of Lot / Parcel 1,941 Ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name JANE ALDORETTA
 Address 2 RHINE COURT
 City / State / Zip GRAND JCT, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: INTERIOR FINISH

APPLICANT INFORMATION:

Name DENNIS WILTGEN (WILCO ENT.)
 Address PO BOX 3741
 City / State / Zip GRAND JCT. CO 81502
 Telephone 970-260-6205

*** FOR CHANGE OF USE:**

*Existing Use: WMS
 *Proposed Use: WMS/STUDIO/QUILTING
 Estimated Remodeling Cost \$ 32,000.⁰⁰
 Current Fair Market Value of Structure \$ 103,030.⁰⁰

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 <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line PAID	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____ FB	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
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 Dennis Wiltgen Date 1/29/10
 Planning Approval Wendy Spurr Date 1/25/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Li Bensley</u>	Date <u>1/25/10</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)