

PNC - 2010 - 406

2010-12-26 2137

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

Unit E Baylen Henderson 11-30-10

1060083-1

Building Address 2297 Tallgrass  
 Parcel No. 2945-061-22-005  
 Subdivision Tallgrass Commerce Center  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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 Glen Whaley  
 Address 2297 Tallgrass  
 City / State / Zip Grand Jct. Co 81505

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: intention only

#### APPLICANT INFORMATION:

Name Envision 1 Builders  
 Address 2591 B 3/4 Rd.  
 City / State / Zip Grand Junction, CO 81503  
 Telephone (970) 234-2052

\* FOR CHANGE OF USE:  
 \*Existing Use: Warehouse  
 \*Proposed Use: Office  
 Estimated Remodeling Cost \$ 29,000.00  
 Current Fair Market Value of Structure \$ 145,160

**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 C-2 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)

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 11/19/10  
 Planning Approval [Signature] Date 11/19/10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No.   
 Utility Accounting [Signature] Date 11-19-10

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)