

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

21579-0

Planning \$ 5
 Bldg Permit #
 File #

PLANNING CLEARANCE

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

PCN-2011-585
 Rpt 36086

Building Address 750 Valley Ct
 Parcel No. 2697-361-07-004
 Subdivision _____
 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 MARLE TIPPING / 65 Pipe
 Address 750 Valley Ct
 City / State / Zip 65-10 81502

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

APPLICANT INFORMATION:

Name LED Construction Inc
 Address P.O. Box 1925
 City / State / Zip 65-10 81502
 Telephone 970-250-9614

* FOR CHANGE OF USE:
 *Existing Use: office / retail
 *Proposed Use: office / retail
 Estimated Remodeling Cost \$ 3500
 Current Fair Market Value of Structure \$ 480,230

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 I-1 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 12/22/10
 Planning Approval [Signature] Date 12/22/10

Additional water and/or sewer tap fee(s) are required: YES NO NO W/O No. NO SWR with Charge
 Utility Accounting [Signature] Date 12/22/10

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)