

Planning \$	500
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE # <u>FP-2003-173</u>

Building Address 3150 N. 12th St
Parcel No. 294501300008
Subdivision 2945-013-20-001

Multifamily Only:
No. of Existing Units — No. Proposed —
Sq. Ft. of Existing 78,500~~00~~ Sq. Ft. Proposed —
Sq. Ft. of Lot / Parcel 12.23 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) —

Filing — Block — Lot 1

OWNER INFORMATION:

Name West Lorie Primary Partners
Medical Offices Facility
Address 729 Babbaliff
City / State / Zip Grand Jet, Ga 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant finish - interior only

APPLICANT INFORMATION:

263-9323
Name Shaw Construction LLC
Address 760 Houston Dr.
City / State / Zip Grand Jet, Ga 81502
Telephone 242 263-9236

* FOR CHANGE OF USE:
*Existing Use: medical office
*Proposed Use: —
Estimated Remodeling Cost \$ —
Current Fair Market Value of Structure \$ N/A

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>—</u> from property line (PL)	Landscaping/Screening Required: YES <u>—</u> NO <u>X</u>
Side <u>—</u> from PL Rear <u>—</u> from PL	Parking Requirement <u>no change</u>
Maximum Height of Structure(s) <u>—</u>	Special Conditions: <u>tenant finish</u>
Voting District <u>—</u>	Ingress / Egress Location Approval <u>—</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Shylene Young (Shaw Const) Date 5-27-04
Department Approval Bonnie Edwards APA Date 5/27/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>—</u>
Utility Accounting <u>Overholt</u>	Date <u>5/27/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)