

Planning \$	1000 5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2752-4729
250 N. 5th
Parcel No. 2945-143-08-941
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 City of Grand Junction
Address 2549 River Road
City / State / Zip Grand Jct., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Administration office addition

APPLICANT INFORMATION:

Name K & G Enterprises
Address 2525 High Country Ct. #B
City / State / Zip Grand Junction, CO 81501
Telephone 970-245-2046

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 12,500⁰⁰

Current Fair Market Value of Structure \$ 2,817,800.

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>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'/25'</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO _____
Side <u>0'/0'</u> from PL Rear <u>0'/0'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (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 Donald Lambert Date 7/16/04
Department Approval Gayleen Henderson Date 7-16-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Admin office add.</u>
Utility Accounting <u>0</u>	Date <u>7/16/04</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)