

Planning \$	<u>Old w/ App</u>
TCP \$	<u>0</u>
Drainage \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO.
FILE # <u>MSP-2004-177</u>

Building Address 230 So. 5th Street
 Parcel No. 2945-143-29-002 / 2945-143-29-008
 Subdivision City of Grand Jet
 Filing — Block — Lot —

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 12,000 Sq. Ft. Proposed —
 Sq. Ft. of Lot / Parcels 27,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 18,750

OWNER INFORMATION:

Name SMITH ASSOC. C/O Omega Realty
 Address 1048 Independent Ave. Ste. 201
 City / State / Zip Grand Junction, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Design Specialists P.C.
 Address 917 Main Street
 City / State / Zip Grand Junction, Colo. 81501
 Telephone (970) 241-1903

*** FOR CHANGE OF USE:**

*Existing Use: N/A
 *Proposed Use: N/A

Estimated Remodeling Cost \$ 185,000

Current Fair Market Value of Structure \$ 396,000

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 <u>—</u>
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>—</u>
Maximum Height of Structure(s) _____	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 R. Bryan Smith Design Specialists Date 9.2.04

Department Approval [Signature] Date 10/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting [Signature] Date 10/18/04

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)