

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

103
UNIT A

Building Address 300 MAIN ST #204

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Parcel No. 2946-149-49-011

Sq. Ft. of Existing 460 Sq. Ft. Proposed 460

Subdivision 300 MAIN CONDO

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name 300 MAIN JOINT VENTURE

DESCRIPTION OF WORK & INTENDED USE:

Address 300 MAIN ST #204

Remodel Addition

City / State / Zip GJ CO 81501

Change of Use (*Specify uses below)

Other: _____

APPLICANT INFORMATION:

* FOR CHANGE OF USE:

Name BURKE CONST Co. INC

*Existing Use: empty

Address 300 MAIN ST #204

*Proposed Use: office space

City / State / Zip G-J CO 81501

Estimated Remodeling Cost \$ 5500⁰⁰

Telephone 243-0564

Current Fair Market Value of Structure \$ 21,330.00
~~6000⁰⁰~~ ~~58000⁰⁰~~

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 B-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Landscaping/Screening Required: YES _____ NO X

Side _____ from PL Rear _____ from PL

Parking Requirement N/A

Maximum Height of Structure(s) _____

Special Conditions: Interior Only

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 Cynthia Burke

Date 5/21/04 3.04

Department Approval C. Jane Hall

Date 5/21/04 existing

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. tenant paid

Utility Accounting D. Konover Date 5-21-04

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)