

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 # _____

Building Address 2507 1/2 Westo Ct.
 Parcel No. 2945-102-19-005
 Subdivision Westo Commercial
 Filing _____ Block 2 Lot 5

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 MARK R. FJELDHEIM
 Address 2480 G Rd.
 City / State / Zip GRAND JUNCTION CO. 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: DISTRIB. LT. FACTURES

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 241-3391 CELL 303-913-4936

*** FOR CHANGE OF USE:**

*Existing Use: WAREHOUSE / office
 *Proposed Use: WAREHOUSE / office

Estimated Remodeling Cost \$ 17,500.⁰⁰
 Current Fair Market Value of Structure \$ 107,250.⁰⁰

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 C-2 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' 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 [Signature] Date 10-29-04
 Department Approval [Signature] Date 10-29-04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting [Signature] Date 10/29/04

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)