

Planning \$ <u>5.00</u>
TCP \$
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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 200 N 12<sup>th</sup> STREET  
 Parcel No. 2945-122-00-171  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 15,508 Sq. Ft. Proposed SAME  
 Sq. Ft. of Lot / Parcel 15,508  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 15,508

**OWNER INFORMATION:**

Name Community Hospital  
 Address 2021 N 12<sup>th</sup> STREET  
 City / State / Zip GRAND JUNCTION CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: INTERIOR ONLY

**APPLICANT INFORMATION:**

Name WCS WHITTAKER  
 Address 2021 N 12<sup>th</sup> STREET  
 City / State / Zip GRAND JUNCTION CO 81520  
 Telephone 0-256-6298

\* FOR CHANGE OF USE:  
 \*Existing Use: OFFICE AREA  
 \*Proposed Use: OFFICE AREA  
 Estimated Remodeling Cost \$ 75,000  
 Current Fair Market Value of Structure \$ 631,840.00

**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 <u>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>INTER N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</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 WCS Whittaker Date 2/23/05  
 Department Approval Alshi Magan Date 2/23/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D Overholt</u>	Date <u>2/23/05</u>		