

Planning \$	PD
TCP \$	/
Drainage \$	/
SIF \$	/

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

BLDG PERMIT NO.
FILE # MSP 2005 255

(STRUCTURE ONLY)

Building Address 119 N 1ST ST
Parcel No. 2945-104-00-054
Subdivision none
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing no change Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) no change

OWNER INFORMATION:

Name LILAC TERRACE LLC
Address 800 BELFORD
City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Change of Use (*Specify uses below)
- Other: FACELIFT RESURFACE PARKING LOT
- Addition

APPLICANT INFORMATION:

Name Sixber - Baldwin
Address 1420 MOJAVE ST
City / State / Zip GRAND JCT CO 81525
Telephone 970-241-5164

*** FOR CHANGE OF USE:**

*Existing Use: same
*Proposed Use: no change
Estimated Remodeling Cost \$ 700,000 *approx \$150,000 bldg on resurface of lot*
Current Fair Market Value of Structure \$ _____ *includes 50,000*

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 _____	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement <u>No Change</u>		
Maximum Height of Structure(s) <u>Remodel only</u>	Special Conditions: <u>no lot improvements until file is approved</u>		
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 11/1/05
Department Approval Ronnie Edwards *RP* Date 11/18/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>97439-3854</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-21-05</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)