

Planning \$	5,000
TCP \$	—
Drainage \$	—
SIF \$	—

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

BLDG PERMIT NO.
FILE #

Building Address 224 N 7th street
 Parcel No. 2945-144-08-025
 Subdivision _____
 Filing _____ Block 93 Lot 6 Thru 12

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 Bray, Robert Land Victoria
 Address 1015 N 7th Street
 City / State / Zip Grand Junction, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DAVIS Builders
 Address 1634 m Road
 City / State / Zip Fruita Co, 81521
 Telephone 858-8938

*** FOR CHANGE OF USE:**

*Existing Use: office
 *Proposed Use: office

Estimated Remodeling Cost \$ 25000
 Current Fair Market Value of Structure \$ 501,400

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 n/a
 SETBACKS: Front 5/25 from property line (PL) Landscaping/Screening Required: YES NO
 Side 0/0 from PL Rear 0/0 from PL Parking Requirement _____
 Maximum Height of Structure(s) 105' Special Conditions: interior remodel only
 Ingress / Egress Location Approval _____
 Voting District _____ (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 11/14/2005
 Department Approval [Signature] Date 11-14-05 11/12 Emp

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>no change in use</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/14/05</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)