Planning $ 5.00		**PLANNING CLEARANCE** ⓐ	BLDG PERMIT NO.
TCP $		(Multifamily & Nonresidential Remodels and Change of Use)	FILE #
Drainage $		**Community Development Department**	
SIF$			

Building Address ~~830~~ 832 South 7th St

Parcel No. 2945-231-08-001

Subdivision MILLDALE SUB

Filing _____ **Block** _____ **Lot** _____

OWNER INFORMATION:

Name John Crouch

Address 510 Liberty Cap Ct.

City / State / Zip Grand Junction CO 81503

APPLICANT INFORMATION:

Name Jeff McFadden

Address 448 City View Lane

City / State / Zip Grand Jct CO 81503

Telephone 970-433-0048

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) _____

DESCRIPTION OF WORK & INTENDED USE:

[✓] Remodel [ ] Addition

[✓] Change of Use (*Specify uses below)

[ ] Other: _____

* FOR CHANGE OF USE:

*Existing Use: ~~(illegible)~~ Warehouse

*Proposed Use: Produce Handeling

Estimated Remodeling Cost $ 5000

Current Fair Market Value of Structure $ 186,770.00

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 N/A
SETBACKS: Front 15 from property line (PL)	Landscaping/Screening Required: YES_____ NO X
Side 0 from PL Rear 10' from PL	Parking Requirement N/A
Maximum Height of Structure(s) 40'	Special Conditions: Interior remodel
Voting District _____ Ingress / Egress Location Approval_____ (Engineer's Initials)	only

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 _(signed)_ **Date** 07/18/05

Department Approval _(signed) Trisha Aragon_ **Date** 7/19/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting _(signed)_			Date 7/19/05

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)*