

9

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 #

12105-7526

Building Address 2232 W 7th St, Grand Jct Co  
 Parcel No. 2945-111-00-110  
 Subdivision Medical Arts Addition  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
**OWNER INFORMATION:**

Name 7th + Beckholiss, Inc.  
 Address 3045 Teller Ave.  
 City / State / Zip Grand Jct., CO 81506

**APPLICANT INFORMATION:**  
 Name George S. Wheeler  
 Address 3045 Teller Ave.  
 City / State / Zip Grand Jct Co. 81504  
 Telephone Days 245-1712

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 560 Sq. Ft. Proposed 560  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 17,000 ±

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

\* FOR CHANGE OF USE:  
 \*Existing Use: Office  
 \*Proposed Use: Office

Estimated Remodeling Cost \$ 8000<sup>00</sup>  
 Current Fair Market Value of Structure \$ 446,050.00

**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 _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior only</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 George S. Wheeler Date 6-24-05  
 Department Approval Jay Nail Date 6/23/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No Chg in Use</u>
Utility Accounting <u>Marshall - Cal</u>	Date <u>6/23/05</u>		