

Planning \$ <u>50</u>
TCP \$
Drainage \$
SIF\$

99952-1733
PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Community Development Department

Remodel Only

1004

Building Address 224 N 7th Street

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____

Parcel No. 2945-144-08-025

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block 93 Lot 6 thru 12

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Bray, Robert L and Victoria L

DESCRIPTION OF WORK & INTENDED USE:

Address 1015 N 7th Street

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

City / State / Zip Grand Junction, Co. 81501

*** FOR CHANGE OF USE:**

APPLICANT INFORMATION:

Name DAVIS Builders

*Existing Use: Office

Address 1634 m Road

*Proposed Use: _____

City / State / Zip Fruita, Co 81521

Estimated Remodeling Cost \$ \$30,000.00

Telephone 970-858-8938

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 <u>B-2</u>	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 _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

no additional work constructed about 19 Emp/

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 12/20/05

Department Approval [Signature] Date 12-21-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>W/O No.</u>	<u>no cryth use</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/21/05</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)