

| | |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$ | |
| Drainage \$ | |
| SIF \$ | |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Community Development Department

9442-586 Advance Pharmacy
237 Sq. 7th St.

Building Address 917 Main St.
 Parcel No. 2945-144-22-002
2945-144-30-008
 Subdivision _____
 Filing _____ Block 127 Lot 19+20
113 3+4

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 Don Jens & Fred Stapleton
 Address 744 Horizon Ct.
 City / State / Zip CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ford Construction
 Address 719 Arrowest Rd. Suite A
 City / State / Zip Grand Jct. Co 81505
 Telephone 245-9345

* FOR CHANGE OF USE:
 *Existing Use: Retail - old NAPA store
 *Proposed Use: office use / warehouse

Estimated Remodeling Cost \$ 266,000
 Current Fair Market Value of Structure \$ 466,310
106,610

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 OFFICE

| | |
|--|---|
| ZONE <u>B-2</u> | Maximum coverage of lot by structures <u>N/A</u> |
| SETBACKS: Front <u>15'</u> from property line (PL) | Landscaping/Screening Required: YES _____ NO <u>X</u> |
| Side <u>0'</u> from PL Rear <u>0'</u> from PL | Parking Requirement <u>N/A</u> |
| Maximum Height of Structure(s) <u>65'</u> | Special Conditions: <u>Interior remodel 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 _____ Date 5-31-05
 Department Approval Misha Nagor Date 5-31-05

| | | | |
|--|--|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting <u>Marla</u> | Date <u>No manufacturing for retail packaging only</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)