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|-------------|------|
| Planning \$ | 5.00 |
| TCP \$ | 0 |
| Drainage \$ | 0 |
| SIF\$ | 0 |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

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| BLDG PERMIT NO. |
| FILE # |

Building Address 2754 COMPASS DR
 Parcel No. 2701-361-31-004
 Subdivision _____
 Filing _____ Block _____ Lot _____

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 WALKER
 Address 1048 INDEPENDENT AVE #201
 City / State / Zip GRAND JUNCTION, 81506

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below) Office/4,000 sq ft
 Other: putting up new walls for office

APPLICANT INFORMATION:

Name DICK SCARIANO
 Address 1048 INDEPENDENT AVE #201
 City / State / Zip GJ, 81505
 Telephone 260-0023 / 245-7571

* FOR CHANGE OF USE:
 *Existing Use: Office
 *Proposed Use: Office
 Estimated Remodeling Cost \$ \$100,000
 Current Fair Market Value of Structure \$ 2,077,570.00

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>G-1</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front _____ from property line (PL) | Landscaping/Screening Required: YES _____ NO <u>X</u> |
| Side _____ from PL Rear _____ from PL | Parking Requirement <u>N/A</u> |
| Maximum Height of Structure(s) _____ | Special Conditions: _____ |
| 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 Dick Scariano Date _____

Department Approval [Signature] Date 7/26/05

| | | | |
|--------------------------------------------------------|--------------------|-----------|----------------|
| Additional water and/or sewer tap fee(s) are required: | YES | <u>NO</u> | W/O No. |
| Utility Accounting | <u>[Signature]</u> | Date | <u>7/26/05</u> |