

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 # <u>MSP-2005-004</u>

91554-6061 Unit # 211 + 212

Building Address 1222 Elm ST  
Parcel No. 2945-123-13-027  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_  
No. of Existing Units 32 No. Proposed 32  
Sq. Ft. of Existing 15900 Sq. Ft. Proposed 15900  
Sq. Ft. of Lot / Parcel .547 AC  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 5300 sq foot print

**OWNER INFORMATION:**

Name DP & RC LLC  
Address 515 1/2 RADO DR  
City / State / Zip GRAND JUNCTION, CO.

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: electrical, plumbing, walls  
bathroom remodel on two units  
\* FOR CHANGE OF USE: + Demo walls  
\*Existing Use: RENTAL UNITS  
\*Proposed Use: Student housing

**APPLICANT INFORMATION:**

Name DP & RC LLC  
Address 515 1/2 RADO DR.  
City / State / Zip GRAND JUNCT. CO. 81503  
Telephone 970 640 7876 / 243 9737

Estimated Remodeling Cost \$ ~~293,750~~ # \$15,000  
Current Fair Market Value of Structure \$ 1,175,000.00  
PAID 12.15.04 \$ 1,401,000.00

**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 RMF-1U Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Remodeling two  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
units at this time # 211 + 212  
demo existing walls

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 JAN 27 2005  
Department Approval Jaye Hall Date 1/27/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>NONE</u>
Utility Accounting	<u>EXISTING EQUIP OF 23.04</u>		Date <u>1/27/05</u>