

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 #

Units 203 & 204

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 1547 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5300 sq ft old print

OWNER INFORMATION:

Name DP & RC LLC
 Address 515 1/2 RADO DR
 City / State / Zip GRAND JUNCTION, CO. 81503

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: GUT UNITS LEAVING HVAC/ELECTRICAL

APPLICANT INFORMATION:

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

* FOR CHANGE OF USE:
 *Existing Use: RENTAL UNITS
 *Proposed Use: STUDENT HOUSING
 Estimated Remodeling Cost \$ 7500^{ea} PER UNIT
 Current Fair Market Value of Structure \$ 1175,000
1250,000 FAIR VALUE ON current rents

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>RMF 16</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: <u>REMODELING 2 UNITS</u>
Voting District _____	Ingress / Egress Location Approval <u>UNITS 203 & 204</u> (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 [Signature] Date FEB 10 2005
 Department Approval Faye Hall Date 2/10/05

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2.10.05</u>		