

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 #

Building Address 1222 ELM AVE
 Parcel No. 2945-123-13-027
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 32 No. Proposed 30
 Sq. Ft. of Existing 15900 Sq. Ft. Proposed SAME
 Sq. Ft. of Lot / Parcel .547 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) .547 AC

OWNER INFORMATION:

Name DPERC LLC / AARD 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: electrical, plumbing, drywall, doors, windows etc.
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name JIM C. LEAHY
 Address 515 1/2 RADO DR
 City / State / Zip GRAND JUNCTION, CO 81503
 Telephone 640 7876

*Existing Use: RENTAL UNITS
 *Proposed Use: RENTAL UNITS

Estimated Remodeling Cost \$ 115 K
 Current Fair Market Value of Structure \$ 1 200 000
appraisal valued at 1,175,000.

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 BMF-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: interior work
 Voting District _____ Ingress / Egress Location Approval only
 (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 MUR DPERC LLC Date JULY 14 2005
 Department Approval Jay Hall Date 7/14/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting Glams Date 7.14.05

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)