

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 200 West Grand Unit #3
Parcel No. 2945-151-00-092
Subdivision Grand Central Plaza
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 12 No. Proposed 12
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 Grand Central Plaza LLC
Address 200 Belford
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Tenant Finish

APPLICANT INFORMATION:

Name Merritt Sixbey
Address 1420 Motor Street
City / State / Zip Grand Jt Colo 81505
Telephone 261-1463 - 241-5164

* FOR CHANGE OF USE:
*Existing Use: office, Retail
*Proposed Use: office Retail
Estimated Remodeling Cost \$ 39,000.00
Current Fair Market Value of Structure \$ 1,900,030.00

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>C-1</u>	Maximum coverage of lot by structures _____
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) _____	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</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 Merritt Sixbey Date 5/30/05
Department Approval Yasha Magon Date 6/3/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D. Ouedt</u>	Date <u>6/3/05</u>		