

Planning \$	10 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 350 MAIN ST, GJ
Parcel No. ~~100~~ 2945-143-53001
Subdivision REED BUILDING CONDOMINIUM
Filing Pl 1 Block 102 Lot 17 & 18

Multifamily Only:
No. of Existing Units 6 (condos) No. Proposed 6 (condos)
Sq. Ft. of Existing 5593 Sq. Ft. Proposed 1805
Sq. Ft. of Lot / Parcel 5593
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 5593

OWNER INFORMATION:

Name REED BUILDING DEVELOPMENT LLC
Address P.O. Box 3057
City / State / Zip GRAND JUNCTION, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name SRB CONSTRUCTION
Address P.O. Box 3057
City / State / Zip GRAND JUNCTION CO 81502
Telephone (970) 250-1638

* FOR CHANGE OF USE:
*Existing Use: VACANT COMMERCIAL
*Proposed Use: PROFESSIONAL OFFICE
Estimated Remodeling Cost \$ 5000.⁰⁰
Current Fair Market Value of Structure \$ 186,320

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 B-2 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side Per Plat from PL Rear from PL Parking Requirement Downtown
Maximum Height of Structure(s) _____ Special Conditions: _____
Voting District A Ingress / Egress Location Approval N/A
(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 7/22/05
Department Approval [Signature] Date 7/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. EXISTING ASBLT P#1302
Utility Accounting	<u>1-96 EWS</u>		Date <u>7/29/05</u>