

Planning \$	5.00
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE #

Building Address 464 Main St.  
 Parcel No. 2945-143-16-018  
 Subdivision City of Grand Jct  
 Filing — Block 103 Lots 17:18

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 7200 Sq. Ft. Proposed 7200  
 Sq. Ft. of Lot / Parcel 50 x 125  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name HR Adventures, LLC  
 Address 101 S 3rd St  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel Interior  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name John King Greg Marz  
 Address PO Box 3299  
 City / State / Zip G.J., CO 81502  
 Telephone 970-245-9173

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 50,000  
 Current Fair Market Value of Structure \$ 777,740

**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>B-2</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 _____
Maximum Height of Structure(s) <u>Interior</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (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 7-27-05  
 Department Approval [Signature] Date 7-27-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No: _____
Utility Accounting <u>[Signature]</u>	Date	<u>7/27/05</u>	