

Planning \$	500
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1445 MOTOR ST

Parcel No. 2945-104-21-017

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name LINCOLN DEVORE

Address 1441 MOTOR ST.

City / State / Zip GRAND JT CO

APPLICANT INFORMATION:

Name DISRAELI DEV

Address 800 BELFORD

City / State / Zip GRAND JT CO 81501

Telephone 970-241-5164

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 2400 Sq. Ft. Proposed 2400

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Change of Use (*Specify Uses below)
- Other: TENANT FINISH
- Addition

*** FOR CHANGE OF USE:**

*Existing Use: upholstery shop

*Proposed Use: office / labs

Estimated Remodeling Cost \$ ~~20,000~~ 19,000.00

Current Fair Market Value of Structure \$ 77,250.00

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 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: _____

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 8/25/05

Department Approval [Signature] Date 8/26/05

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

Utility Accounting [Signature] Date 8-26-05

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)