

Planning \$ <u>Plw/App</u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
FILE # <u>COU-2005-249</u>

Building Address 333 North Ave.
Parcel No. 2945-142-03-004
Subdivision Grand Junction
Filing _____ Block 9 Lot 6-9

OWNER INFORMATION:
Name William A. Pitts
Address 2626 H Rd.
City / State / Zip Grand Junction CO 81506

APPLICANT INFORMATION:
Name William A. Pitts
Address 2626 H Rd
City / State / Zip Grand Junction CO 81506
Telephone 242-7342

Multifamily Only:
No. of Existing Units 0 No. Proposed 1
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
Other: _____

*** FOR CHANGE OF USE:**
*Existing Use: Motel
*Proposed Use: Office Space

Estimated Remodeling Cost \$ 26,000.00
Current Fair Market Value of Structure \$ 239,000.00

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 C-1 Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side Inferior from PL Rear Remodel from PL Parking Requirement 16
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).

[Signature] Date 9-19-05
Department Approval [Signature] Date 11/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>4135-6630</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/29/05</u>		

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)