

Planning \$	500
TCP \$	/
Drainage \$	/
SIF \$	/

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

BLDG PERMIT NO.
FILE #

Building Address 2449 RIVER ROAD
Parcel No. 2945-093-00-156
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed NO CHANGE
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) SAME

OWNER INFORMATION:

Name COORSTEK
Address 2449 RIVER ROAD
City / State / Zip G.J. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name J. DYER CONST., INC.
Address 2335 INTERSTATE AVE.
City / State / Zip G.J. CO 81503
Telephone (970) 245-8610

*** FOR CHANGE OF USE:**

*Existing Use: NO CHANGE
*Proposed Use: NO CHANGE

Estimated Remodeling Cost \$ 75,000.-
Current Fair Market Value of Structure \$ 3,486,550.00

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 I-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: Interior Remodel
Voting District _____ Ingress / Egress Location Approval only
(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 9/14/05
Department Approval [Signature] Date 9/14/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	<u>[Signature]</u>	Date <u>9/14/05</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)