

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

Building Address 618 ROOD AVE.

Parcel No. 2945-143-07-0086220

Subdivision _____

Filing _____ Block 94 Lot 24

OWNER INFORMATION:

Name ROY and PAMELA BLYTHE

Address 618 ROOD AVE.

City / State / Zip GRAND JUNCTION, CO 81501

APPLICANT INFORMATION:

Name BLYTHE DESIGN + CO.

Address 618 ROOD AVE.

City / State / Zip GRAND JUNCTION, CO 81501

Telephone 970-242-1058

Multifamily Only:

No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 3110 SF Sq. Ft. Proposed 6220 3110 SF *

Sq. Ft. of Lot / Parcel 3110 SF

Sq. Ft. Coverage of Lot by Structures & Impervious Surface

(Total Existing & Proposed) 100%

* 6220 SF bldg, ~1500 SF Remodel on one floor

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: office

*Proposed Use: office

Estimated Remodeling Cost \$35,000.00

Current Fair Market Value of Structure \$300,000.00

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 B-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 _____
(Engineer's Initials) only

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 Roy J. Blythe Date 5/6/05

Department Approval [Signature] Date 5-10-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 5/10/05

Utility Accounting [Signature] Date _____

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)