

Planning \$	Pd
TCP \$	0
Drainage \$	0
SIF\$	N/A

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE # <u>COU-2005-236</u>

Building Address 827 ROOD AVE.
 Parcel No. 2945-144-16-005
 Subdivision _____
 Filing _____ Block 107 Lot 8

Multifamily Only:
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing 2996 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 5625
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) no change

OWNER INFORMATION:

Name B&B 827, LLC
 Address 407 GLENWOOD AVE
 City / State / Zip GRAND JUNCTION CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name THE TREE HOUSE by TERRI KIEMENTS
 Address 1505 CHIPETA AVE
 City / State / Zip GRAND JUNCTION CO 81501
 Telephone 970-241-8001

*** FOR CHANGE OF USE:**

*Existing Use: office

*Proposed Use: community activity bldg (for teens)

Estimated Remodeling Cost \$ 5,000 to 8,000

Current Fair Market Value of Structure \$ 85,780

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 R-0 Maximum coverage of lot by structures no change
 SETBACKS: Front existing bldg from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear interior only from PL Parking Requirement 4 sp.
 Maximum Height of Structure(s) _____ Special Conditions: _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) Max 15 people in 10am-10pm

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 Terri Kiements for The Tree House Date 9/19/05

Department Approval Ponnie Edwards APA Date 11/22/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 98693-1458

Utility Accounting [Signature] Date 11/22/05

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)