

Planning \$	5-
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

96392-5472B (Unit E) This is AN OFFICE Bld.

Building Address 784 Valley Ct
Parcel No. 2697-361-03-019
Subdivision Valley West ~~1003~~
Filing 3 Block TBD Lot TBD

Multifamily Only: SP24
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grace Homes
Address 786 Valley Ct
City / State / Zip GST CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition (New)
 Change of Use (*Specify uses below)
 Other: FOUNDATION is poured
* Tenant Finish: sheetrocking, painting
FOR CHANGE OF USE: only no tenant yet
*Existing Use: BRAND New OFFICE
Being Built currently
*Proposed Use: SAME AS Building A
Estimated Remodeling Cost \$ 15,000
Current Fair Market Value of Structure \$ _____

APPLICANT INFORMATION:

Name AS Above
Address _____
City / State / Zip _____
Telephone 970-523-5555

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 <u>I-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>per approved plan</u> <u>SPR-2004-077</u>
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 Cathy Ray for Lee Date 11/03/05
Department Approval Donnie Edwards APR Date 11/3/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>office prepared for tenant finish</u>
Utility Accounting <u>AMC</u>	Date	<u>11/3/05</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)