

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

UNIT A

Building Address 2681 UNAWEEP
Parcel No. 2945-261-04004
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing 1600 Sq. Ft. Proposed 1600
Sq. Ft. of Lot / Parcel 22,019
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 17,873,83

OWNER INFORMATION:

Name GEORGE CHAL
Address 2851 PICARODY DR.
City / State / Zip G-3 CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT FINISH

APPLICANT INFORMATION:

Name EXTREME CONST.
Address 2791 SKY LINE CT.
City / State / Zip G-3 CO 81506
Telephone 255-8116

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: Carpet Store

Estimated Remodeling Cost \$ \$5,000 / TENANT FINISH

Current Fair Market Value of Structure \$ _____

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>C-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: _____
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 Mr. Nemeth Date _____

Department Approval C. Fay Hall Date 9/1/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>9/1/05</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)