

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 #

1231 Walnut
WALNUT AVE

Building Address AKA: 1243 1241 DUPLEX
 Parcel No. 2945-122-00-159
 Subdivision FAIRMOUNT
 Filing _____ Block 1 Lot 2

OWNER INFORMATION:

Name WESTERN ORTHOPEDICS
 Address 2020 N. 12TH ST.
 City / State / Zip G-J CO 81501

APPLICANT INFORMATION:

Name EXTREME CONST.
 Address 2791 SKYLINE CT.
 City / State / Zip G-J CO 81506
 Telephone 255-8116

Multifamily Only:
 No. of Existing Units 5 No. Proposed 3
 Sq. Ft. of Existing 9,000 Sq. Ft. Proposed 5,400
 Sq. Ft. of Lot / Parcel 40,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) NO

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: DUPLEX + PARKING
 *Proposed Use: DUPLEX + PARKING

Estimated Remodeling Cost \$ 20,000

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 B-1 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: Demo one duplex.
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) Demo approx 5 carpenter.

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 Ma Nemect Date 10/11/05

Department Approval Clay Hall Date 10/11/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting D. Deibott Date 10/11/05

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)