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

BLDG PERMIT NO.
FILE #

11610-7199

Building Address 2020 N. 12th
Parcel No. 2945-122-00-158
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
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 WESTERN ORTHOPEDICS
Address 2020 N 12th
City / State / Zip GRAND Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name ERIC MARQUEZ ALCO BLDG CO
Address 2526 F ROAD SUITE 101
City / State / Zip GRAND Jct CO 81505
Telephone 242-1423

* FOR CHANGE OF USE:
* Existing Use: EXAM ROOM
* Proposed Use: X-RAY ROOM
Estimated Remodeling Cost \$ \$152,000
Current Fair Market Value of Structure \$ 633,880

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>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>15</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40</u>	Special Conditions: <u>interior remodel only</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 Eric Marquez Date 7-2006
Department Approval Ken Kovachik Date 7/26/2006

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No. <u>NO SWR - Change</u>
Utility Accounting <u>(Signature)</u> Date <u>7/26/06</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)