

Planning \$	<u>PR</u>
TCP \$	<u>29,644.00</u>
Drainage \$	<u> </u>
SIF \$	<u>N/A</u>

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

BLDG PERMIT NO.
 FILE # SPR-2006-145

101275-7549

Building Address 2403 N 12TH ST
 Parcel No. 2945-111-25-024
 Subdivision WELLINGTON BUSINESS PARK REPLAT

Multifamily Only:
 No. of Existing Units No. Proposed
 Sq. Ft. of Existing 6735^{sq} Sq. Ft. Proposed 405^{sq}

Filing Block Lot 2R

Sq. Ft. of Lot / Parcel 58958 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 36155 SF

OWNER INFORMATION:

Name GRANT + EVA GEJKE
 Address 1060 ORCHARD AVE, SUITE N
 City / State / Zip GRAND JCT, CO 81501

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

APPLICANT INFORMATION:

Name SAME
 Address
 City / State / Zip
 Telephone 243-8697

* FOR CHANGE OF USE: \$412,940⁻
 *Existing Use: CHURCH
 *Proposed Use: MEDICAL OFFICE
 Estimated Remodeling Cost \$
 Current Fair Market Value of Structure \$ ~~412,940~~

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 <u>FAR. 5</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES <u> </u> NO <u> </u>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>51 spaces (15 encum-bered by shared agreement)</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u> </u>
Voting District <u> </u>	Ingress / Egress Location Approval <u>shared existing</u> <u>LESS THAN 20 EMPLOYEES</u> (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 [Signature] Date 4/27/06
 Department Approval [Signature] Date 9/11/06

Additional water and/or sewer tap fee(s) are required:	YES <u> </u> NO <u> </u>	W/O No. <u> </u>
Utility Accounting <u>[Signature]</u>	Date <u>10/24/06</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)