

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 # _____

Building Address 655 N. 1ST

Parcel No. 2945-151-00-094

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name T'D OFF LLC

Address 679 STEP-A-SIDE DR

City / State / Zip G.J. CO. 81506

APPLICANT INFORMATION:

Name RON TANNERY

Address 679 STEP-A-SIDE DR.

City / State / Zip G.J. CO. 81506

Telephone 245-8067

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: Ashley Furniture

*Proposed Use: Same

Estimated Remodeling Cost \$ 8,000

Current Fair Market Value of Structure \$ 1,405,380

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 C-1 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X

Side _____ from PL Rear _____ from PL Parking Requirement N/A

Maximum Height of Structure(s) _____ Special Conditions: Exterior remodel-

Voting District _____ Ingress / Egress Location Approval Paraphit wall extension
(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 Ron Tanner Date 3-30-06

Department Approval C. Capriello Date 3/30/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No: -

Utility Accounting Keith Elsbury Date 3/30/06

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)