

Planning \$	5
TCP \$	
Drainage \$	
SIF \$	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.

FILE # MSP-2005-255

Building Address 1119 N 15<sup>th</sup> ST UNIT D

Parcel No. 2945-104-00-054

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name LILAC TERRACES LLC

Address 800 BELFORD AVE

City / State / Zip GT CO 81501

**APPLICANT INFORMATION:**

Name SIXBOX/BALDWIN

Address 1420 MOORE ST.

City / State / Zip GT CO 81505

Telephone 241-5164

Multifamily Only:  
No. of Existing Units 0 No. Proposed 0

Sq. Ft. of Existing 20000 Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel 1.3112

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: tenant finish

\* FOR CHANGE OF USE:

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 80,000<sup>00</sup>

Current Fair Market Value of Structure \$ 690,450<sup>-</sup>

**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

SETBACKS: Front \_\_\_\_\_ from property line (PL)

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height of Structure(s) \_\_\_\_\_

Voting District \_\_\_\_\_

Ingress / Egress  
Location Approval \_\_\_\_\_  
(Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_

Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Requirement \_\_\_\_\_

Special Conditions: per approved plan MSP-2005-255

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 1/9/06

Department Approval [Signature]

Date 1-9-06

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

Utility Accounting [Signature]

Date 1-9-06

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)