

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 1119 N 1<sup>ST</sup> ST UNIT C

Parcel No. 2945-104-00-054

Subdivision \_\_\_\_\_

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

**OWNER INFORMATION:**

Name LILAE TERECES LLP

Address 800 BELFORD AVE.

City / State / Zip GRAND JCT CO 81205

**APPLICANT INFORMATION:**

Name SIXBEY/BADLIN

Address 1420 MITCH ST

City / State / Zip GJ CO 81201

Telephone 970-241-5164

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

Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 0

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: TENANT FINISH

\* FOR CHANGE OF USE:

\*Existing Use: printing/retail

\*Proposed Use: Retail

Estimated Remodeling Cost \$ 75,000.00

Current Fair Market Value of Structure \$ 690,450.00

**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: \_\_\_\_\_

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 [Signature] Date 1/26/06

Department Approval [Signature] Date 1/26/06

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

Utility Accounting [Signature] Date 1-26-06

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)