

Planning \$	<u>0</u>
TCP \$	<u> </u>
Drainage \$	<u> </u>
SIF\$	<u> </u>

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

BLDG PERMIT NO.	<u> </u>
FILE #	<u>0</u>

Building Address 130 N. 4th, 441 & 451 Road, 137 N. 5th
Parcel No. 2945-143-16-947, 2945-143-16-949, 2945-143-16-948
2945-143-16-006
Subdivision _____
Filing _____ Block 103 Lot 1-16

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 50,000
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 50,000

OWNER INFORMATION:

Name Downtown Development Authority
Address 248 South 4th Street
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Demo Only

APPLICANT INFORMATION:

Name Mike Curtis, City of Grand Junction
Address 250 North 5th Street
City / State / Zip Grand Junction, CO 81501
Telephone 970-256-4004

*** FOR CHANGE OF USE:**

*Existing Use: NA
*Proposed Use: _____
Estimated Remodeling Cost \$ NA
Current Fair Market Value of Structure \$ _____

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-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>NA - Demo 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 Michael Curtis Date 5/11/2006
Department Approval Quinten K. Ackbeck Date 7/24/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting	<u>Watersbury</u>		Date <u>7/24/06</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)