

Planning \$	1000 500
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 136 N 7th
 Parcel No. 2945-144-17-014
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units 1 No. Proposed 0
 Sq. Ft. of Existing ~ 5,625 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .241 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kevin Reimer
 Address 2001 S. Broadway
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Brian Phelps KPI construction
 Address 2625 mesa Ave
 City / State / Zip 69 CO 81501
 Telephone 261-8934

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 10,000.00
 Current Fair Market Value of Structure \$ 272,400.00

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 B-2
 SETBACKS: Front 15 from property line (PL)
 Side 0 from PL Rear 0 from PL
 Maximum Height of Structure(s) _____

Maximum coverage of lot by structures _____
 Landscaping/Screening Required: YES _____ NO X
 Parking Requirement _____
 Special Conditions: interior remodel only

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 B. Phelps Date 10/16/06
 Department Approval Judith A. Reimer Date 10/16/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>W. A. Esbensen</u>	Date <u>10/16/06</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)