

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 235 N. 7th St.
Parcel No. 2945-144-07-003
Subdivision City of G.J.
Filing _____ Block 94 Lot 9-15

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) _____

OWNER INFORMATION:

Name Dale G. Cole
Address 235 N. 7th St.
City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Cole + Co Builders, LLC
Address 235 N. 7th St.
City / State / Zip Grand Jct, CO 81501
Telephone 970 248-5460

* FOR CHANGE OF USE:
*Existing Use: Storage
*Proposed Use: Offices
Estimated Remodeling Cost \$ 7,000.00
Current Fair Market Value of Structure \$ 228,000.00

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 Maximum coverage of lot by structures N/A
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side 0' from PL Rear 0' from PL Parking Requirement N/A
Maximum Height of Structure(s) 65 Special Conditions: Interior remodel only
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

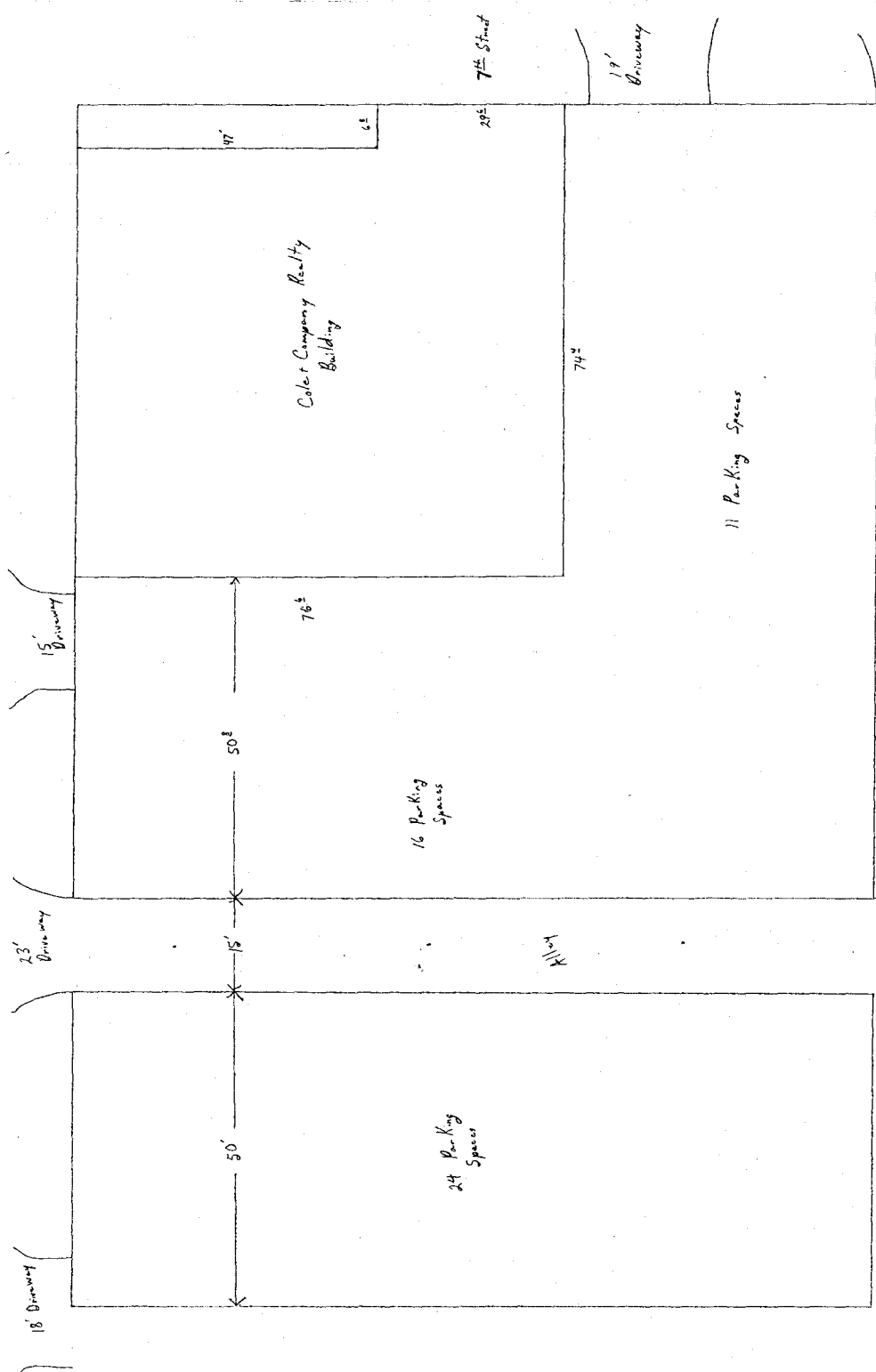
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 7/27/06
Department Approval [Signature] Date 7/27/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Interior remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/31/06</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)



Alley
All Easements are in Alley

Scale 8" = 1'