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# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 1007 N. 7th St.  
 Parcel No. 2945-141-01-004  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 6 Lot 20 to 22

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 Robert C & Victoria L Bray  
 Address 2660 G Rd  
 City / State / Zip Grand Junction, Co, 81506

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name DAVIS Builders  
 Address 16341 M ROAD  
 City / State / Zip Fruita, Co, 81521  
 Telephone 970-858-8938

### \* FOR CHANGE OF USE:

\*Existing Use: office  
 \*Proposed Use: office

Estimated Remodeling Cost \$ 350000

Current Fair Market Value of Structure \$ 272,110

**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 _____	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>NO INTERIOR WALLS</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 [Signature] Date 2-1-06

Department Approval [Signature] Date 2-1-06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/1/06</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)