

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

713-489

2.8.

140

Building Address 338 south 7th St.

Parcel No. 2945-144-32-001

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name TDR L.L.C.

Address P.O. Box 4095

City / State / Zip Grand Junction CO, ~~81502~~ 81502

APPLICANT INFORMATION:

Name TDR LLC

Address P.O. Box 4095

City / State / Zip Grand Junction CO. 81502

Telephone 970-640-5279

Multifamily Only:
No. of Existing Units n/a No. Proposed n/a

Sq. Ft. of Existing 8000 Sq. Ft. Proposed n/a

Sq. Ft. of Lot / Parcel 10,497

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) n/a

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE: n/a

* Existing Use: Retail, office less than 20

* Proposed Use: ? Retail, office (upstairs)

Estimated Remodeling Cost \$ \$160,000

Current Fair Market Value of Structure \$ 274,780.00

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 <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior remodel 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 Randy Apprest Date 9/19/06

Department Approval [Signature] Date 9/19/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO WTR / NO WTR CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/19/06</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)