

Planning \$	5.00
TCP \$	0
Drainage \$	9
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1020 Grand Ave

Parcel No. 2945-141-41-014

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name LinFith Center

Address 1020 Grand Ave

City / State / Zip Grand Det CO

APPLICANT INFORMATION:

Name Deinec Contractors

Address 1702 Grand Ave

City / State / Zip Grand Det CO 81501

Telephone 216-2220

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: Group home

*Proposed Use: Group home

Estimated Remodeling Cost \$ 2,500.00

Current Fair Market Value of Structure \$ 268,580.00

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>RMF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: <u>YES</u> NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>15 1A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Replace Moving</u>
Voting District _____	Ingress / Egress Location Approval <u>Door location</u>
	(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 _____

Department Approval [Signature] Date 3/27/06

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.

Utility Accounting [Signature] Date 3/27/06

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)