

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

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

BLDG PERMIT NO.
FILE #

48879-1287

Building Address 105 W MAIN ST, STE A
Parcel No. 2945-154-07-013
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 33,497 sq. ft.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Castle Creek Properties, Ltd
Address 90 1015 N. 7th Street
City / State / Zip Grand Junction, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____

APPLICANT INFORMATION:

Name MICHAEL ONEY
Address 115 N. FIFTH ST, STE 409
City / State / Zip GRAND JUNCTION, CO 81501
Telephone 254-9089

Estimated Remodeling Cost \$ 30,000
Current Fair Market Value of Structure \$ 135,830

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>B-2</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>n.a.</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement <u>n.a.</u>
Maximum Height of Structure(s) <u>65</u>	Special Conditions: <u>No change</u>
Voting District <u>n.a.</u> Ingress / Egress Location Approval <u>n.a.</u> (Engineer's Initials)	<u>swr / water</u>

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 Michael Oney Date 11/27/06
Department Approval Judith A. Rice Date 11/25/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>11/27/06</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)