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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

47167-29930

BLDG PERMIT NO.
FILE #

Building Address 350 MAIN STREET, GT

Parcel No. 2945-143-5300

Subdivision REED BUILDING CONDOMINIUM

Filing PLPg 9 Block 102 Lot 17 & 18

OWNER INFORMATION:

Name REED BUILDING DEVELOPMENT LLC

Address P.O. Box 3057

City / State / Zip GRAND JUNCTION CO. 81502

APPLICANT INFORMATION:

Name SRB CONSTRUCTION

Address P.O. Box 207

City / State / Zip GATEWAY CO. 81522

Telephone (970) 250-1638

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 3540 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel 3540

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 15444

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Addition
<input type="checkbox"/> Change of Use (*Specify uses below)	
<input type="checkbox"/> Other: _____	

*** FOR CHANGE OF USE:**

*Existing Use: VACANT COMMERCIAL BUILDING

*Proposed Use: PROFESSIONAL OFFICE

Estimated Remodeling Cost \$ 65,000.00

Current Fair Market Value of Structure \$ 210,000.00

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 <u>B-1</u>	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>approved per plan</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 8/18/06

Department Approval [Signature] Date 8-21-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O NO <u>remodel only</u>
Utility Accounting <u>[Signature]</u> Date <u>8/21/06</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)