

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

104456-59461

BLDG PERMIT NO.
FILE #

Building Address 632A Market St.
 Parcel No. 2945043-22-002
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 8,000 Sq. Ft. Proposed 8,000
 Sq. Ft. of Lot / Parcel 8,000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 8,000

OWNER INFORMATION:

Name David's Boral
 Address 632A Market St.
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Jeremy Smith
Countrywide Construction Co.
 Address 4379 Temp Rd 99
 City / State / Zip Mt. Gilead, OH 43330
 Telephone 419-560-1509

Estimated Remodeling Cost \$ 150,000
 Current Fair Market Value of Structure \$ new building no value yet

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 C-1 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: _____
 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 Judith A. Price Date 8/18/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Equ's 8/18/06
 Utility Accounting [Signature] Date 8/18/06 OK

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)