

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

104219-59281 -

Building Address 714 NOLAUD AVE.
 Parcel No. 2945-231-15-0A
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 2 No. Proposed 2
 Sq. Ft. of Existing 4250 Sq. Ft. Proposed 4250
 Sq. Ft. of Lot / Parcel 12500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Heilig & Kucel
 Address 629 1/2 HUDSON BAY DR
 City / State / Zip GRAND JCT CO. 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: ADD BATH ROOM

APPLICANT INFORMATION:

Name Tom Heilig
 Address 237 W. 1ST ST.
 City / State / Zip PALISADE CO. 81526
 Telephone 201-2371

*** FOR CHANGE OF USE:**

*Existing Use: WAREHOUSE
 *Proposed Use: WAREHOUSE

Estimated Remodeling Cost \$ 7,500.00
 Current Fair Market Value of Structure \$ ~~800,000.00~~
70,240.00

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>I-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>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	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 Thomas S. Heilig Date 8/4/06
 Department Approval [Signature] Date 8-4-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO SWR/WTR Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/4/06</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)