

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 # _____

Building Address 525 NORTH

Parcel No. 2945-142-05-019

Subdivision _____

Filing _____ Block 7 Lot 1-8

OWNER INFORMATION:

Name Yona D Murphy

Address 533 BOGART Lane

City / State / Zip Grand Jct., Co. 81505

APPLICANT INFORMATION:

Name JANE R. WAINSTEIN

Address 761 25 RD

City / State / Zip CO CO 81505

Telephone 250 7277

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

Sq. Ft. of Existing 4895 Sq. Ft. Proposed 4895

Sq. Ft. of Lot / Parcel 29000

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: Bar

*Proposed Use: Real Estate Office

Estimated Remodeling Cost \$ 106,300.00

Current Fair Market Value of Structure \$ ~~428,000.00~~
428,000

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: interior remodel only

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 8/16/06

Department Approval Judith A. Ruiz Date 8/16/2006

Additional water and/or sewer tap fee(s) are required: YES NO W/O No prem 4145

Utility Accounting [Signature] Date 8/16/06

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)