

Planning \$	10.00 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 506 PEAR ST

Multifamily Only:

No. of Existing Units 1 No. Proposed 0

Parcel No. 2943-074-00-056

Sq. Ft. of Existing 1036 Sq. Ft. Proposed 0

Subdivision _____

Sq. Ft. of Lot / Parcel 17,816

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface

OWNER INFORMATION:

(Total Existing & Proposed) NA

Name SCOTTY INVESTMENTS LLP

DESCRIPTION OF WORK & INTENDED USE:

Address 815 25 ROAD

Remodel Addition

City / State / Zip GRAND JCT, CO 81505

Change of Use (*Specify uses below)

Other: DEMO ONLY

APPLICANT INFORMATION:

* FOR CHANGE OF USE:

Name WILLIAM L. SHUMAN
SCOTTY INVESTMENTS LLP

*Existing Use: COMMERCIAL

Address 815 25 ROAD

*Proposed Use: COMMERCIAL

City / State / Zip GRAND JCT, CO 81505

Estimated Remodeling Cost \$ 0

Telephone 970 245-4266

Current Fair Market Value of Structure \$?

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 N.A.

SETBACKS: Front 15 from property line (PL)

Landscaping/Screening Required: YES _____ NO N.A.

Side 0 from PL Rear 10 from PL

Parking Requirement N.A.

Maximum Height of Structure(s) N.A.

Special Conditions: Demo Only

Voting District N.A. 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 _____ Date 6/21/06

Department Approval Judith A. Rini Date 6/21/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>DEMO</u>
Utility Accounting <u>Charles Lee</u>	Date <u>6/21/06</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)