

Planning \$	500
TCP \$	
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PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 321 ROAD AVE
 Parcel No. 2945-143-15-004
 Subdivision Tax ID 201142616
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Mary Wood
 Address _____
 City / State / Zip 6.J. 60

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name LYNN BEMIS
 Address P.O. Box 3648
 City / State / Zip 6.J 10 81502
 Telephone 234-6457

*** FOR CHANGE OF USE:**

*Existing Use: GROCERY STORE
 *Proposed Use: PHYSICAL THERAPY
 Estimated Remodeling Cost \$ 35,000
 Current Fair Market Value of Structure \$ 211,040.00

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-2</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>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 Lynn Bemis Date 8-28-06
 Department Approval [Signature] Date 8/28/06

Additional water and/or sewer tap fee(s) are required: YES <input type="radio"/> NO <input checked="" type="radio"/> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>8-28-06</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)