

Planning \$
TCP \$
Drainage \$
SIF \$

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

BLDG PERMIT NO.
FILE # <u>CU - 2005 236</u>

98693-1408

Building Address 827 ROOD AVE.  
Parcel No. 2945-144-16-005  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 107 Lot B

Multifamily Only:  
No. of Existing Units 1 No. Proposed 1  
Sq. Ft. of Existing 2,996 Sq. Ft. Proposed 0  
Sq. Ft. of Lot / Parcel 5,625  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) NO CHANGE

**OWNER INFORMATION:**

Name B&B 827, LLC  
Address 407 GLENWOOD AVE  
City / State / Zip GRAND JCT, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name THE TREE HOUSE  
Address 1505 CHIPETA AVE.  
City / State / Zip GRAND JCT, CO 81501  
Telephone 241-8001

\* FOR CHANGE OF USE:  
\*Existing Use: OFFICE  
\*Proposed Use: TEEN COMMUNITY ACTIVITY BLDG.  
Estimated Remodeling Cost \$ \$8,000.00  
Current Fair Market Value of Structure \$ 87,780.00

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-0</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>4 Sp.</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Demo only, Already has</u>
Voting District _____	<u>a permit for interior remodel</u>
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 1/17/06  
Department Approval [Signature] Date 1-17-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>DEMO only</u>
Utility Accounting <u>[Signature]</u> Date <u>1/17/06</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)