

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 801 Road
 Parcel No. 2945-144-100-021
 Subdivision _____
 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 ARMSTRONG CONSULTING
 Address 801 Road
 City / State / Zip G.J.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: putting up partition walls

*** FOR CHANGE OF USE:**

*Existing Use: office
 *Proposed Use: office

APPLICANT INFORMATION:

Name EMERY WEISK
 Address 3109 F
 City / State / Zip GJ
 Telephone 261-4747

Estimated Remodeling Cost \$ 6000⁰⁰
 Current Fair Market Value of Structure \$ 1121,540

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>R-C</u>		Maximum coverage of lot by structures <u>70%</u>	
SETBACKS: Front <u>20'</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 _____	
Maximum Height of Structure(s) <u>35'</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 Emery Weisk Date 11/8/04
 Department Approval Ulster Magan Date 11-8-04

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>Prem 1461</u>
Utility Accounting <u>Kate Cusberry</u> Date <u>11/8/04</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)