

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 726 Scarlet St.
 Parcel No. 2701-313-11-006
 Subdivision Sparkman
 Filing _____ Block 1 Lot 6

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 12500 Sq. Ft. Proposed 2934 **ADD**
 Sq. Ft. of Lot / Parcel 78420
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 41230

OWNER INFORMATION:

Name Wyland Co.
 Address 2873 Ardon Lane
 City / State / Zip Casper, WY, 82609

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bemis & Harrell Constructors
 Address P.O. Box 3648
 City / State / Zip Grand Jct., Co. 81502
 Telephone 243-3738

* FOR CHANGE OF USE:
 *Existing Use: Electrical Supply House
 *Proposed Use: Additional Office Space
 Estimated Remodeling Cost \$ ~~100,000.00~~ ~~27,700.00~~
 Current Fair Market Value of Structure \$ 739,480.00

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 I-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side _____ from PL Rear _____ from PL Parking Requirement N/A
 Maximum Height of Structure(s) _____ Special Conditions: _____
 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 Ronald P. West Date 4/10/06
 Department Approval Cheryl Hall Date 4/10/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>77441-43752</u>
Utility Accounting <u>Kirk Eberly</u>	Date <u>4/10/06</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)