

Planning \$ <u>5.001</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

12219-7608

Building Address 1120 Wellington #207
Parcel No. 2945-111-25-008
Subdivision Wellington #3
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 450 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Sage Brush Partnership
Address 1120 Wellington Rd.
City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: NO change sewer/water

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

APPLICANT INFORMATION:

Name Halber Contracting, Inc.
Address 710 Independence Ave
City / State / Zip B.S., CO 81505
Telephone 970-523-6935

Estimated Remodeling Cost \$ \$15,000

Current Fair Market Value of Structure \$ 250,000

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 B-1- Maximum coverage of lot by structures _____
SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side 0 from PL Rear 15 from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: Remodel
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).

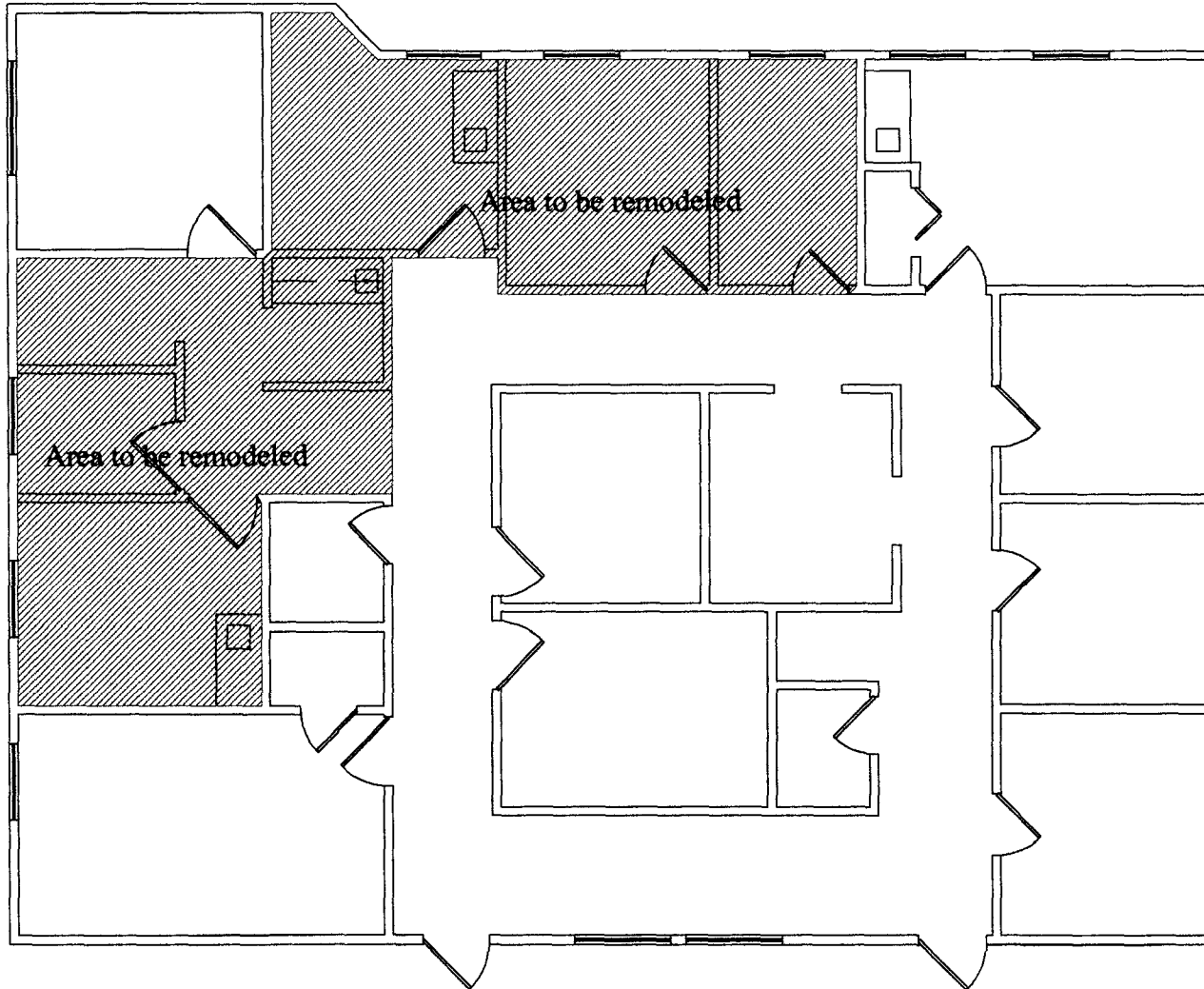
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-31-06

Department Approval [Signature] Date 10/31/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		<u>10/31/06</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)



Sage Brush Partnership
 1120 Wellington Rd.
 Suite 207
 Grand Junction, CO 81501

Parcel # 2945-111-25-002

Office Remodel

Contractor:
 Helber Contracting, Inc.
 710 Independent Ave.
 Grand Junction, CO 81505
 970-523-6935
 Lic.# 2061392

Scale 1/8" = 1'-0"

ACCEPTED BY: *[Signature]* 10/31/00
 ANY CHANGES TO BE MADE
 SHALL BE THE RESPONSIBILITY
 OF THE CLIENT.
 CONTRACTOR'S RESPONSIBILITIES
 END

