

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

Building Address 314 S 6th Street
 Parcel No. 2945-143-31-948
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 2500 Sq. Ft. Proposed 2500
Remodel
 Sq. Ft. of Lot / Parcel Block
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name City of Grand Junction
 Address 314 S 6th Street
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: office space 911
dispatch
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Justin Venzel
 Address 250 N 5th Street
 City / State / Zip Grand Junction CO 81501
 Telephone 970-256-4017

Estimated Remodeling Cost \$ 43,000
 Current Fair Market Value of Structure \$ 854,240.00

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 B-2 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 0' from PL Rear 0' from PL Parking Requirement N/A
 Maximum Height of Structure(s) 165' Special Conditions: Interior remodel
 Voting District _____ Ingress / Egress Location Approval only
 (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 April 13, 2007
 Department Approval [Signature] Date 4/13/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Catecebery</u>	Date <u>4/13/07</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)