

Planning \$ <u>5.00/</u>
TCP \$
Drainage \$
SIF\$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

6227-1732

Building Address 235 N. 7th St.
 Parcel No. 2945-144-07-003
 Subdivision _____
 Filing _____ Block 94 Lot 9-15

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 Dale G. Cole
 Address 235 N. 7th St.
 City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Cole & Co. Builders
 Address 235 N. 7th St.
 City / State / Zip Grand Jct, CO 81501
 Telephone 248-5460

Estimated Remodeling Cost \$ 80,000⁰⁰
 Current Fair Market Value of Structure \$ 367,360⁰⁰

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 _____
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0 from PL Rear _____ from PL Parking Requirement _____
 Maximum Height of Structure(s) 0 Special Conditions: Remodel
 Ingress / Egress Location Approval _____
 Voting District _____ (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 SR Whitmore Date 2/8/07
 Department Approval [Signature] Date 2/8/07

Additional water and/or sewentap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge sur/ water</u>
Utility Accounting	Date <u>2-8-07</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)