

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

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

BLDG PERMIT NO.
FILE #

113239 - 3532

Building Address 904 N. 7TH STREET
Parcel No. 2945141-11-009
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 4686 Sq. Ft. Proposed 4686
Sq. Ft. of Lot / Parcel 1/4686
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name BENJAMIN & HEIDI FAY
Address 822 LANAI DR.
City / State / Zip GN, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: PRINT SHOP (VACANT SEVERAL YEARS)
*Proposed Use: DANCE STUDIO
Employees - 5 / NO SWR WTR change
Estimated Remodeling Cost \$ 15,000
Current Fair Market Value of Structure \$ 400,000

APPLICANT INFORMATION:

Name BENJAMIN & HEIDI FAY
Address 822 LANAI DR.
City / State / Zip GRAND JCT, CO 81506
Telephone 244.8815

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 _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: Interior 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 7/11/07
Department Approval [Signature] Date 7/11/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO WTR/SWR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/11/07</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)