

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 200 South 7th Street

Parcel No. 2445-14429-021

Subdivision Engstrom's

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Doug Simons

Address 200 South 7th Street

City / State / Zip BJ CO 80501

APPLICANT INFORMATION:

Name PNCT Construction

Address 553 25th RD

City / State / Zip BJ CO 81505

Telephone 242-3548

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 2005 sq ft Sq. Ft. Proposed 800 sq ft

Sq. Ft. of Lot / Parcel 2.371

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Replace wtr drains

*** FOR CHANGE OF USE:**

*Existing Use: Storage

*Proposed Use: Boiler Chiller Room

Estimated Remodeling Cost \$ 25,000

Current Fair Market Value of Structure \$ _____

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 _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____

Side _____ from PL Rear _____ from PL Parking Requirement _____

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 _____ Date 7/30/07

Department Approval Judith A. Pa... Date 7/30/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <input checked="" type="checkbox"/>	<u>WTR/SWR Change</u>
Utility Accounting <u>A</u>	Date <u>7/30/07</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)