

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1225 57th Street

Parcel No. 2945-231-24-948

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name City of Grand Junction

Address 250 N 5th Street

City / State / Zip G. J. Colorado 81501

APPLICANT INFORMATION:

Name Same

Address _____

City / State / Zip _____

Telephone 970-244-1541

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) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Change of Use (*Specify uses below)
- Other: Demo Existing Structure

* FOR CHANGE OF USE:

*Existing Use: office

*Proposed Use: street ROW

Estimated Remodeling Cost \$ _____

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 I-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: Demo Only

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 Chelsea M Best Date 5-29-07

Department Approval Ulise Mague Date 5/24/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Kateelsberry Date 5/24/07

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)