

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

PLANNING CLEARANCE

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

BLDG PERMIT NO.
FILE #

95071-~~500~~ 54150

Building Address 700 Belford Ave
Parcel No. 2145-141-02-018
Subdivision FMC Simple Sub
Filing 1 Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units N/A No. Proposed N/A
Sq. Ft. of Existing 25700 Sq. Ft. Proposed 25700
18588 18588
Sq. Ft. of Lot / Parcel 25700
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) ~6200 #

OWNER INFORMATION:

Name FMC Properties LLC
Address 700 Belford Ave
City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: tenant finish
Adding 3 or 4 walls
* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name NICK FLANAGAN
Address 761 25 RD
City / State / Zip GRAND JUNCTION CO 81505
Telephone 970 750 7244

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ \$8,000
Current Fair Market Value of Structure \$ \$2,381,000

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 <u>C-1</u>	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 [Signature] Date 5-4-07
Department Approval Judith A. Peir Date 5/4/07

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO SWR / NO WTR</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/07</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)