

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

95071-54150 —

Building Address 700 BELFORD AVE
Parcel No. 2945-141-02-013
Subdivision FMC SIMPLE SUB
Filing 1 Block _____ Lot _____

Multifamily Only:
No. of Existing Units NA No. Proposed NA
Sq. Ft. of Existing 18588 Sq. Ft. Proposed 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 GS CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RITENWAD SYSTEMS LLC
Address 761 25 RD
City / State / Zip GS CO 81505
Telephone 250 7244

ADD 3 DOORS AND 4 WALLS
* FOR CHANGE OF USE:
*Existing Use: Salon out — less than 20 emp.
*Proposed Use: Office Space.

Estimated Remodeling Cost \$ 15,000⁰⁰
Current Fair Market Value of Structure \$ 2381000

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 C-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: _____
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 Wendy Spurr Date 5-25-07
Department Approval Wendy Spurr Date 5/25/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date <u>5/25/07</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)