

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.

FILE #

Building Address 533 Bogart Ln - B

Parcel No. 2945-103-34-008

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name Ron Nunnery - 525 North Ave LLC

Address 342 Iron Horse Ct

City / State / Zip Grand Junction, CO 81503

**APPLICANT INFORMATION:**

Name Samp

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone 970-210-6001

Multifamily Only: \_\_\_\_\_  
No. of Existing Units 1 No. Proposed \_\_\_\_\_

Sq. Ft. of Existing 1,000 Sq. Ft. Proposed 1,000

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 1,000

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition
- Change of Use (\*Specify uses below)
- Other: \_\_\_\_\_

**\* FOR CHANGE OF USE:**

\*Existing Use: Realistic office

\*Proposed Use: Beauty School

Estimated Remodeling Cost \$ 10,000

Current Fair Market Value of Structure \$ 87,310.00 ~~300,000~~

**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 C-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: Tenant finish

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

Review water consumption to mp for additional sewer

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 Ron Nunnery Date 5-10-07

Department Approval Gayle Henderson Date 5-10-07

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

Utility Accounting D Overholt Date 5-10-07

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)