

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

99603-742 5.28

Building Address 201 Colorado Ave
 Parcel No. 2945-143-26-948
 Subdivision _____
 Filing _____ Block 123 Lot 1#2

OWNER INFORMATION:

Name BUCEN, William, TYLER, SUANE
 Address P.O. Box 3057
 City / State / Zip GRD Jct, CO 81502

APPLICANT INFORMATION:

Name TWO RIVERS CONDOMINIUM LLC
 Address P.O. Box 3057
 City / State / Zip GRD Jct, CO 81502
 Telephone 970 250 1638

Multifamily Only:
 No. of Existing Units 0 No. Proposed 3
 Sq. Ft. of Existing 9695 Sq. Ft. Proposed 9695
 Sq. Ft. of Lot / Parcel 6250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6250

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____
3 Residential
1 Commercial

*** FOR CHANGE OF USE:**

*Existing Use: COMMERCIAL
 *Proposed Use: MIXED USE COMM/RES

Estimated Remodeling Cost \$ 525,000.00
 Current Fair Market Value of Structure \$ 25,000.00

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>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65</u>	Special Conditions: <u>No Landscaping</u>
Voting District _____	<u>or Parking improvements Required</u>
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 1/4/07
 Department Approval _____ Date 1/4/07

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting _____ Date <u>1-11-07</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)

EXHIBIT A

COLORADO AVENUE

2nd STREET

CITY MONUMENT

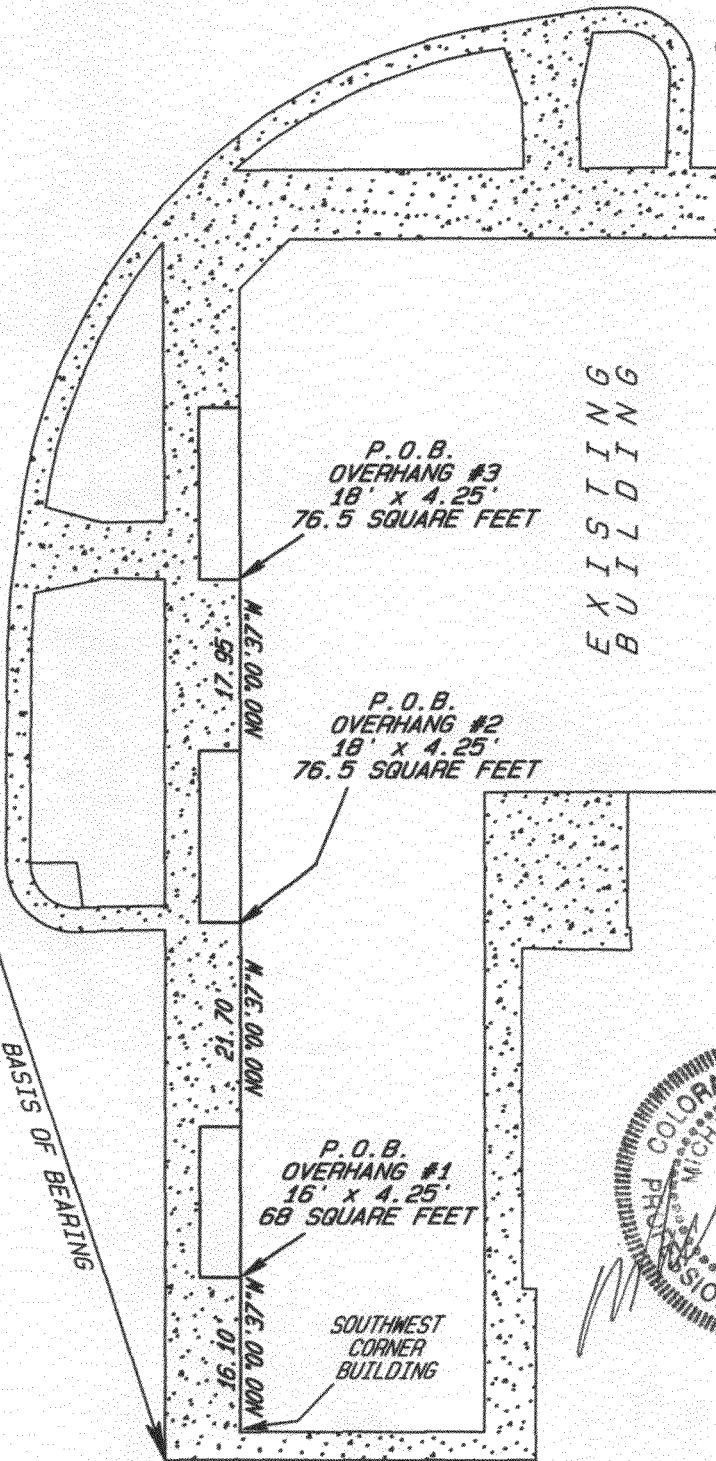
S17°58'04"E
194.52'

BASIS OF BEARING



SCALE 1" = 10'

ALLEY



EXISTING BUILDING

P. O. B. OVERHANG #3
18' x 4.25'
76.5 SQUARE FEET

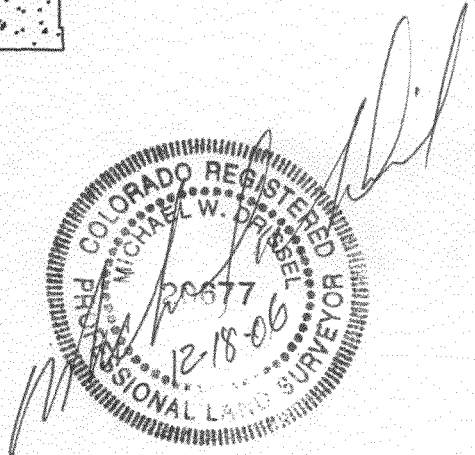
P. O. B. OVERHANG #2
18' x 4.25'
76.5 SQUARE FEET

P. O. B. OVERHANG #1
16' x 4.25'
68 SQUARE FEET

SOUTHWEST CORNER BUILDING

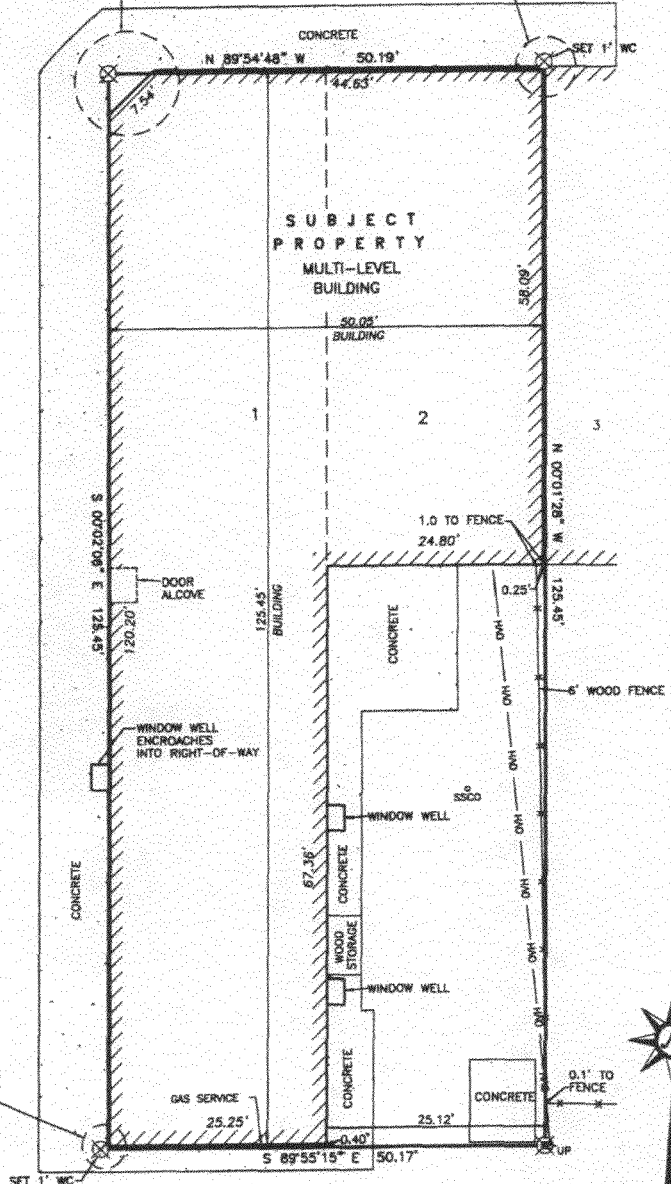
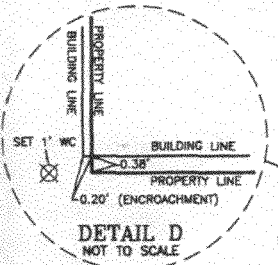
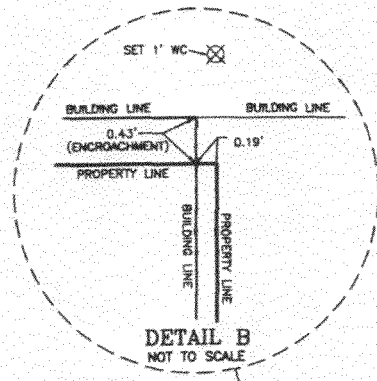
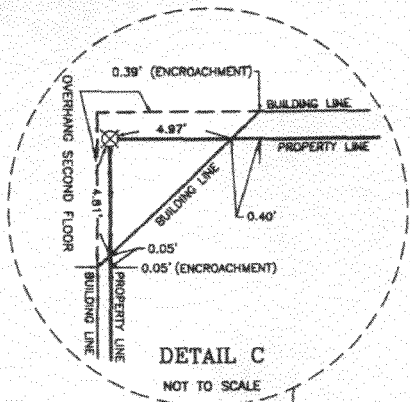
ACCEPTED
ANY CHANGE OF BACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT AND IDENTIFY EASEMENTS
AND APPLICANTS
RECORD TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND APPLICANTS

Stephan Henderson
1-11-07

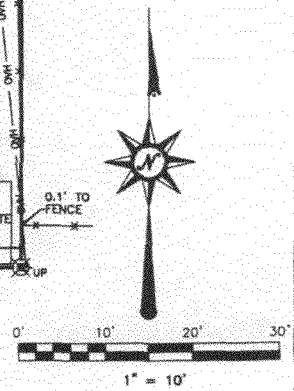


D H SURVEYS, INC.
970-245-8749
JOB #802-05-02

SECOND STREET



ALLEY
DETAIL A



ACCEPTED
ANY CHANGES
APPROVED BY THE CITY PLANNING DEPT.
DEPT. OF CITY PLANNING
APPLICANTS
RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Stephen Henderson 1-11-07