

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 #

100190-56911 -

Building Address 562-W. CRETE
Parcel No. 0945-102-17-005
Subdivision MINERVA PARK
Filing _____ Block 2 Lot 5

Multifamily Only:
No. of Existing Units 3 No. Proposed _____
Sq. Ft. of Existing 3000 Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel 1.14 A.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name C.C.M. ENTERPRISES
Address 2908 SUNRIDGE RD
City / State / Zip GRAND JCT. CO.

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: INTERIOR BUILD OUT OF OFFICE SPACE
* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name C.C.M. ENT.
Address 2908 SUNRIDGE RD
City / State / Zip GR. JCT. CO 81503
Telephone 243-4689

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 15,000
Current Fair Market Value of Structure \$ 300K 176,000.

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-2</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: <u>approved per plan</u>		
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 2-6-07
Department Approval [Signature] Date 2-6-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NOSWB</u>	<u>NOWTR charge</u>
Utility Accounting	Date <u>2/6/07</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)