

Planning \$	Pd
TCP \$	504.14
Drainage \$	0
SIF \$	N/A

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

BLDG PERMIT NO.
FILE # MSP 2007-253

59403-33252

Building Address 2743 Crossroads
Parcel No. 2701-362-34-015
Subdivision Crossroad CO, West
Filing 2 Block 2 Lot 15

Multifamily Only:
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing 3720 Sq. Ft. Proposed 258
Sq. Ft. of Lot / Parcel .927 ac.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 3,720 # wldg

OWNER INFORMATION:

Name Mesa County Association of Realtors
Address 2743 Crossroads Blvd.
City / State / Zip Grand Jct, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Disraeli Development
Address 1420 Motoc Street
City / State / Zip Grand Jct, CO, 81505
Telephone 970-241-5164

*** FOR CHANGE OF USE:**

*Existing Use: office
*Proposed Use: office

Estimated Remodeling Cost \$ 60,000.00

Current Fair Market Value of Structure \$ 900,000.00

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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>existing</u> NO _____
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>NO change</u>
Maximum Height of Structure(s) <u>65'</u>	Special Conditions <u>(enclosing existing porch areas -)</u>
Voting District <u>D</u>	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>original file # SPR 2000-203</u>

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 7-27-07
Department Approval Ronnie Edwards Date 9-17-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charge</u>
Utility Accounting	Date <u>9-17-07</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)