

Planning \$ Pdwl App
TCP \$ 2,394
Drainage \$ 0
SIF\$ 0

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

BLDG PERMIT NO.
FILE # MSP-2007-150

Building Address 2462 Industrial Blvd. Multifamily Only:
Parcel No. 2945-091-03-020 No. of Existing Units _____ No. Proposed _____
Subdivision Durham Center Sq. Ft. of Existing 5000 Sq. Ft. Proposed 1225
Filing Sec 9151W Block _____ Lot 13-14-15+16 Sq. Ft. of Lot / Parcel 56,000 ±
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 9725

OWNER INFORMATION:

Name Earl Elam, LLC
Address 2462 Industrial Blvd.
City / State / Zip Grand Jct, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel
 Addition Office Space
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Bemis & Harrell Constructors
Address P.O. Box 3648
City / State / Zip Grand Jct, Co. 81502
Telephone 234-6457

* FOR CHANGE OF USE: no change in employee #.
*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 80,000⁰⁰
Current Fair Market Value of Structure \$ 402,570⁰⁰

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 <u>FAR-2.00</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>10 (1 AC)</u>
Maximum Height of Structure(s) <u>40'</u>	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 Nonald R. Witt Date 5/10/07
Department Approval Ante L. Castello Date 6/8/07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>Perm: 59071</u>
Utility Accounting <u>Cate Casberry</u>	Date <u>6/8/07</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)

