

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

161988-57930
SUITE

Building Address 552 W Main B
 Parcel No. 2945 154 00 942
 Subdivision Dual Immersion Academy
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name SCHOOL DISTRICT 51 +
RIVERSIDE ELEMENTARY
 Address 552 W MAIN SUITE B
 City / State / Zip GRAND JUNCTION, CO

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

Tax Enclosure Only -
 * FOR CHANGE OF USE:
 *Existing Use: No change in use
 *Proposed Use: _____

APPLICANT INFORMATION:

Name DURA SYSTEMS INC
 Address 269 VILLAGE LN
 City / State / Zip GRAND JUNCTION, CO
 Telephone 970 245-6898

Estimated Remodeling Cost \$ 8064⁰⁰
 Current Fair Market Value of Structure \$ 1,279,720
~~8064⁰⁰~~

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 PLANNING STAFF

ZONE <u>CSR</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES NO Parking Requirement _____ Special Conditions: _____ Ingress / Egress Location Approval <u>approved per plan</u> (Engineer's Initials)
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Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 William Tiefenbach Date 11/2/07
 Planning Approval Dayleen Henders Date 11-2-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No Sur / Corr Change</u>
Utility Accounting	Date <u>11/2/07</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)