

Planning \$	5.00
TCP \$	
Drainage \$	
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**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 960 Main St  
Parcel No. 2945-144-15-015  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 108 Lot 17-19  
inc

Multifamily Only:  
No. of Existing Units 8 No. Proposed 4  
Sq. Ft. of Existing 4380 Sq. Ft. Proposed No Change  
Sq. Ft. of Lot / Parcel 9375  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 3028 → No Change

**OWNER INFORMATION:**

Name Thom Orehek  
Address 960 Main St #1  
City / State / Zip GS, Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Thom Orehek  
Address 960 Main St #1  
City / State / Zip GS, CO 81501  
Telephone 970 242 2244

**\* FOR CHANGE OF USE:**

\*Existing Use: 8 unit Commercial  
\*Proposed Use: 4 unit Owner occupied

Estimated Remodeling Cost \$ 30,000  
Current Fair Market Value of Structure \$ 200,000

**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 R-0 Maximum coverage of lot by structures 70%  
SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 5' from PL Rear 10' from PL Parking Requirement 2 parking spaces per unit  
Maximum Height of Structure(s) 35 Special Conditions: Going from 8 existing units to 4 units  
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 2/14/07  
Department Approval [Signature] Date 2/14/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>109430-1551</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/14/07</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)

**Gary Cape - Current use, 960 Main St.**

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**From:** Gary Cape  
**To:** CommDev@ci.grandjct.co.us  
**Date:** 02/13/2007 2:51 PM  
**Subject:** Current use, 960 Main St.  
**CC:** Dennis Veatch

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The owner of 960 Main St., Grand Junction, tax parcel # 2945-144-15-015, Mr. Thomas Orehek, asked the Assessor's Office to review the current use of the building. This is part of our obligations anyway and so we were glad to help.

960 Main St. is classified for property tax purposes as a multi-family 4 to 8 unit building and is currently used as such. Right now there are seven units which are rented (or rentable) as apartments. An eighth unit is currently used as a beauty studio but could likely be a rentable living unit as it has a separate entrance. You can access further information from the Mesa County web site, using the above parcel number in the *Assessor Lookup* section.

Gary Cape  
Staff Appraiser  
255-7112



**Mesa County**  
Assessors Office

Mesa County Courthouse  
P.O. Box 20000  
Grand Junction, CO 81502-5003

}  
} **Gary Cape**  
} Appraiser

**(970) 255-7112**  
**Fax (970) 244-1790**