

Planning \$	<del>5.00</del> 5.00
TCP \$	/
Drainage \$	/
SIF\$	/

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

116514-7163 / 27 EOUS

Building Address 1910 N 12th St.  
 Parcel No. 0945-122-00-109  
 Subdivision Fairmount  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 1.42 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name CAMEIA BERRY  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

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

**APPLICANT INFORMATION:**

Name RITUAL SYSTEM LLC  
 Address 761 25th Rd  
 City / State / Zip CO 81505  
 Telephone 250 7244

\* FOR CHANGE OF USE: S ONLY  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 50,000 3/6  
 Current Fair Market Value of Structure \$ 625,000

**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 PLANNING STAFF	
ZONE <u>B-1</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: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

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 [Signature] Date 3-12-08  
 Planning Approval [Signature] Date 3/12/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Exterior Remodel on</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/11/08</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)