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**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

**Public Works and Planning Department**

Building Address 102 N. 4th  
Parcel No. 2945-143-16-019  
Subdivision 16 Bistro Condominiums Unit #1  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 1 No. Proposed 1  
Sq. Ft. of Existing 1982 Sq. Ft. Proposed 1982  
Sq. Ft. of Lot / Parcel 1982  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 1982

**OWNER INFORMATION:**

Name William D. Weger  
Address POB 4366  
City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Change of Use (\*Specify uses below)
- Addition  Change of Business
- Other: urban remodel only

**APPLICANT INFORMATION:**

Name same  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 244 9074

\* FOR CHANGE OF USE: **PAID**  
\*Existing Use: office  
\*Proposed Use: office **IB**  
Estimated Remodeling Cost \$ 6000  
Current Fair Market Value of Structure \$ 261,610

**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 William D. Weger Date 4/16/08  
Planning Approval Judith A. Bos Date 4/16/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>4/16/08</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)