

Planning \$	5 <sup>00</sup>
TCP \$	/
Drainage \$	/
SIF \$	/

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

Tenant Finish 1867 EQU

Building Address 225 N. 5th #11  
 Parcel No. 2945-143-09-010  
 Subdivision City  
 Filing N/A Block 1-24 Lot 26

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 900+- Sq. Ft. Proposed N/A  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Crossroads  
 Address 225 N. 5th #11  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Monument Homes  
 Address 2526 West Pinyon  
 City / State / Zip GREATS JCT. CO 81505  
 Telephone 234-7700

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 3500.00  
 Current Fair Market Value of Structure \$ 4,606,690.00

**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-2</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 4/14/08

Planning Approval [Signature] Date 4/14/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Crossroads for WOMEN NO/shower</u>
Utility Accounting <u>[Signature]</u>	Date <u>3 4/14/07</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)