

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <del>1000</del> 500
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

91907-7527

Building Address 229 Book Cliff Ave unit B

Parcel No. 2945-111-22-002

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_

No. of Existing Units 1 No. Proposed 1

Sq. Ft. of Existing N/A Sq. Ft. Proposed N/A

Sq. Ft. of Lot / Parcel .059 AC

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Wolcott Rental LLC

Address 229 Book Cliff Ave

City / State / Zip Grand Jct CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)

Addition  Change of Business

Other: Interior Remodel

Adding two walls

\* FOR CHANGE OF USE:

\*Existing Use: office interior

\*Proposed Use: office

**APPLICANT INFORMATION:**

Name Disraeli Devc PNC.

Address 800 Belvid PNC.

City / State / Zip Grand Jct CO 81501

Telephone 241-5167

Estimated Remodeling Cost \$ 5,000

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____
	Special Conditions: _____
	(Engineer's Initials) _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 12-3-08

Planning Approval [Signature] Date 12/3/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. WTR / Sew. Change
Utility Accounting <u>[Signature]</u>	Date <u>12/3/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)