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|-------------|---|
| Planning \$ | 5 |
| TCP \$ | |
| Drainage \$ | |
| SIF\$ | |

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

| |
|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Public Works and Planning Department

51205-9045

Building Address 2412 F Rd Unit 7+8
 Parcel No. 2945-04304-017 2945-04304-018
 Subdivision Elliotts Commercial Condominiums
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 6,636 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 2 acres Condo site
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 90%

OWNER INFORMATION:

Name Eric & Sara Landis
 Address 2412 F Rd
 City / State / Zip Grand Junction, Co 81505

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

APPLICANT INFORMATION:

Name Alvin L Landis Contractor Inc.
 Address P O Box 4388
 City / State / Zip Grand Junction, Co 81502
 Telephone 970-245-3559 / Mike Henzen 260-5546

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 10,000
 Current Fair Market Value of Structure \$ 1.3 mil

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>C-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 3-17-08
 Planning Approval [Signature] Date 3/17/08

| | | | |
|--|---------------------|--------------------|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>NO change in use</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>3/17/08</u> | <u>[Signature]</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)