

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF\$ |
| Inspection \$ |

| |
|-------------------------|
| Planning \$ <u>5.00</u> |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 14 N. Spruce St
 Parcel No. 2945-154-94-001
 Subdivision Fahrenholtz Carey Sub
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 23375 Sq. Ft. Proposed 10 chg
 Sq. Ft. of Lot / Parcel 15,638
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name JIM Fahrenholtz Jim
 Address 100 W Beaver Creek
 City / State / Zip AVON CO 81620

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Adding 17' wall with window/door
(remodel for one suite)

APPLICANT INFORMATION:

Name WALLACE YOUNG
 Address P.O. 28 Whitewater
 City / State / Zip Whitewater Co 81527
 Telephone 970 242 4800

* FOR CHANGE OF USE: **PAID**
 *Existing Use: office bldg **MAY 26 2009**
 *Proposed Use: **RB**
 Estimated Remodeling Cost \$ 3000-5000
 Current Fair Market Value of Structure \$ 269,620

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 B2 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0/0 from PL Rear 0/0 from PL Parking Requirement _____
 Maximum Height of Structure(s) 65 Floodplain Certificate Required: YES _____ NO X
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: SPR-2008-160
 (Engineer's Initials) ok'd by BRIAN

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 Wallace Young Date 5/26/09
 Planning Approval C McKee Date 5/26/09

| | | | |
|--|---------------------|-------------|-------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. <u>no water/sewer</u> |
| Utility Accounting <u>Done</u> | Date <u>5/26/09</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)