

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**

53315-0

Building Address 605 25 ROAD  
Parcel No. 2945-074-14-005  
Subdivision San Pier  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 5880 Sq. Ft. Proposed 5880  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Life Beam LLC  
Address 605 25 Road  
City / State / Zip Grand Tn Colo 81505

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

**APPLICANT INFORMATION:**

Name Merritt Sixbey  
Address 2602 Hwy 6 & 50  
City / State / Zip Grand Tn Colo 81505  
Telephone 970-261-1463

\* FOR CHANGE OF USE:  
\*Existing Use: Real Estate office  
\*Proposed Use: Real Estate office + repair office  
Estimated Remodeling Cost \$ 60,000  
Current Fair Market Value of Structure \$ 1,143,590.00

**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>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES <u>NO</u>		
Side <u>0</u> from PL      Rear <u>10</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES <u>NO</u>		
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 7-14-2010  
Planning Approval [Signature] Date 7/14/10

Additional water and/or sewer tap fee(s) are required:	YES	NOX	W/O No. <u>no sewer / water</u>
Utility Accounting <u>AR me</u>	Date <u>7/14/10</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)