

Planning \$ <u>5.00</u>
TCP \$ <u>Ø</u>
Drainage \$ <u>Ø</u>
SIF\$ <u>Ø</u>

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

BLDG PERMIT NO.
FILE #

Building Address 2650 North Ave.
 Parcel No. 2945-124-00-022
 Subdivision Red & Cliff Pointe
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Rodger Sollenburger
 Address 31800 Hwy 141
 City / State / Zip Whitewater, Colo. 81527

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Demo

APPLICANT INFORMATION:

Name ASSET Engineering
 Address 1007 S. 7th.
 City / State / Zip Grand Jct. CO 81501
 Telephone 245-0228

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ _____

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1

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 demo only

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 Community Development 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 _____ Date 11/8/04

Department Approval Gayleen Henderson Date 11-9-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	_____		Date <u>11/9/04</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)