

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

Building Address 783 22 Rd  
Parcel No. 2697-3661-02-008  
Subdivision Valley West  
Filing 2 Block \_\_\_\_\_ Lot 16

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 Schlumberger  
Address 783 22 Rd  
City / State / Zip GJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Chamlink gate select.

\* FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name Ford Const Co Inc  
Address 714 Arrowest Rd #A  
City / State / Zip GJ CO 81505  
Telephone 970 245-9343

\*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 <u>I-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)

*Approved per plan*

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 [Signature] Date 11-4-05

Department Approval [Signature] Date 11-4-05

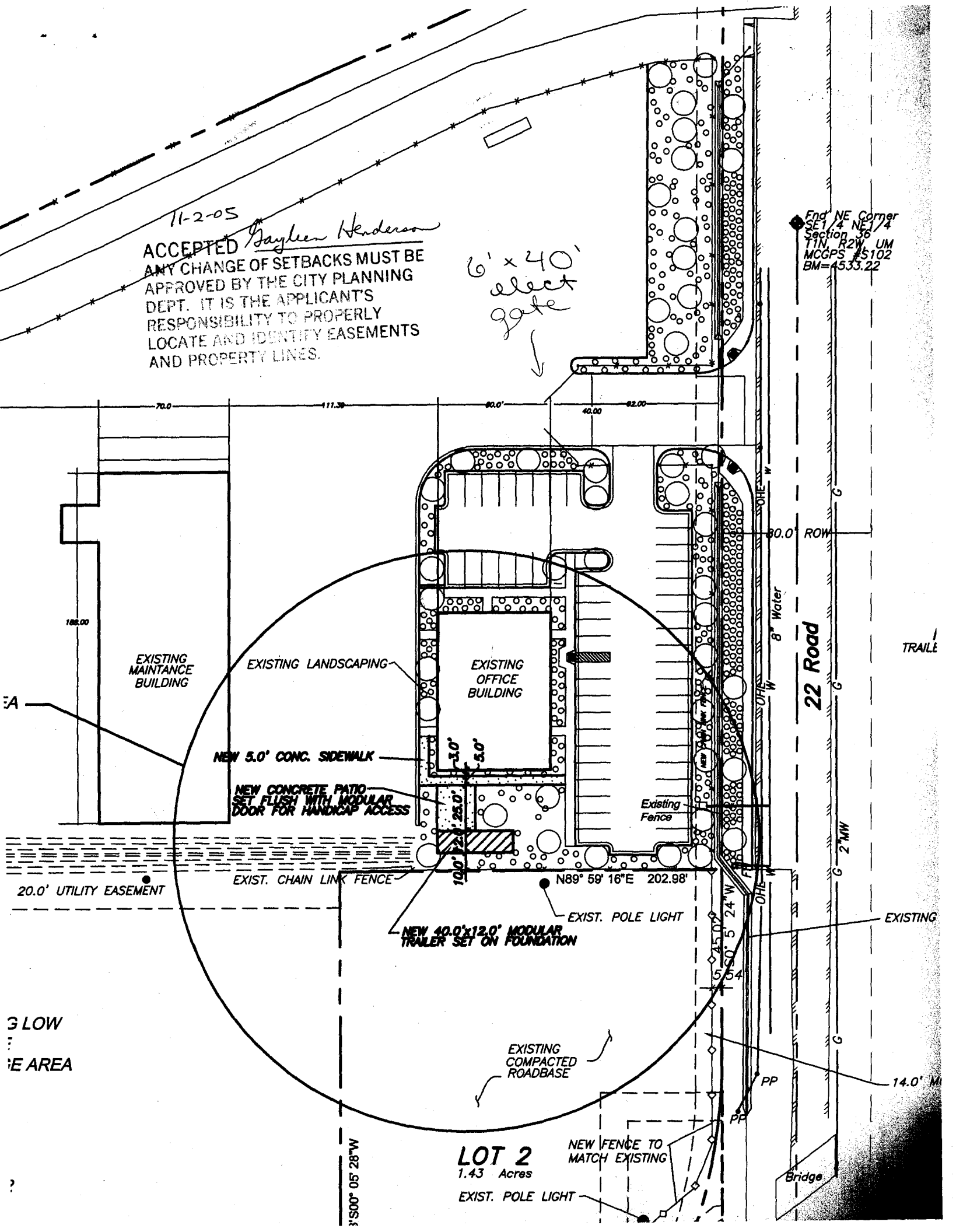
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/4/05</u>		

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)

11-2-05  
**ACCEPTED** *Gayleen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*6' x 40' elect gate*

End NE Corner  
 SE 1/4 NE 1/4  
 Section 36  
 T11N R2W U  
 MCGPS #S102  
 BM=4533.22



**LOT 2**  
 1.43 Acres

NEW FENCE TO MATCH EXISTING

EXIST. POLE LIGHT

Bridge

TRAILER

EXISTING

LOW  
 AREA