

|             |      |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$      |      |
| Drainage \$ |      |
| SIF \$      |      |

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

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

Building Address 475 28 1/2 Rd  
 Parcel No. 2943-182-00-087  
 Subdivision \_\_\_\_\_  
 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 Roger King  
 Address 475 28 1/2 Rd.  
 City / State / Zip GRAND Jct. Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: RAISING THE EXISTING DOCKS

**APPLICANT INFORMATION:**

Name Lynn Bens  
 Address P.O. Box 3648  
 City / State / Zip G.J. CO 81502  
 Telephone 234-6457

\* FOR CHANGE OF USE:  
 \*Existing Use: Commercial laundry  
 \*Proposed Use: NA  
 Estimated Remodeling Cost \$ 167,000  
 Current Fair Market Value of Structure \$ 1409,950.00

**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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF |   |
|--|---|
| ZONE <u>I-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 _____ NO <u>X</u>                   |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL                         | Parking Requirement <u>N/A</u>  |
| Maximum Height of Structure(s) <u>40'</u>                              | Special Conditions: <u>Exterior remodel</u>                             |
| Voting District _____  | Ingress / Egress Location Approval <u>only</u><br>(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 [Signature] Date 7-7-05  
 Department Approval [Signature] Date 7/8/05

|  |                    |             |         |
|--|--------------------|-------------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <u>X</u> | W/O No. |
| Utility Accounting <u>Kate Esbrey</u>                  | Date <u>7/7/05</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)