

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

WAS CANCELLED Not doing

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2477 Commerce Blvd

Parcel No. 2445-091-17-012

Subdivision _____

Filing _____ Block _____ Lot H

Multifamily Only:

No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing 1150 Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GINGER TUTTLE

Address 3159 FORREST WAY

City / State / Zip GRAND JUNCTION, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition

Change of Use (*Specify uses below)

Other: _____

APPLICANT INFORMATION:

Name GINGER TUTTLE

Address 3159 FORREST WAY

City / State / Zip GRAND Jct, CO 81504

Telephone 970-596-1195

*** FOR CHANGE OF USE:**

*Existing Use: NEW

*Proposed Use: Indoor Cat Boarding

Estimated Remodeling Cost \$ 3,000.00

Current Fair Market Value of Structure \$ 130,000.

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>C-2</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>0'</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>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 Ginger Tuttle Date 2/16/05

Department Approval Wishu Magon Date 2/16/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>Overholt</u> Date <u>2/16/05</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)