

Planning \$	<u>Pl</u>
TCP \$	<u>\$578</u>
Drainage \$	<u>—</u>
SIF\$	<u>—</u>

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

BLDG PERMIT NO.
FILE # <u>MSP-2004-203</u>

91491-50000

(D)

Building Address 2245 Idella Ct
 Parcel No. 2945-101-17-002
 Subdivision Moore Minor Sub
 Filing — Block — Lot 2

Multifamily Only:
 No. of Existing Units 1 No. Proposed 2
 Sq. Ft. of Existing 2387^{sq ft} Sq. Ft. Proposed 668^{sq ft}
744^{sq ft} garage remodel of existing basement
 Sq. Ft. of Lot / Parcel 1.01 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) Same

OWNER INFORMATION:

Name Jeff Crandell
 Address 2245 Idella Ct
 City / State / Zip GS 81505

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

APPLICANT INFORMATION:

Name Same 216-6067
 Address _____
 City / State / Zip _____
 Telephone 257-1160

* FOR CHANGE OF USE:
 *Existing Use: unfinished basement
 *Proposed Use: sub-unit w/ kitchen for residential use - PR2
 Estimated Remodeling Cost \$ N/A
 Current Fair Market Value of Structure \$ N/A

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>RMF-5</u>	Maximum coverage of lot by structures <u>—</u>		
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>		
Side _____ from PL Rear <u>change</u> from PL	Parking Requirement <u>3 for all uses</u>		
Maximum Height of Structure(s) _____	Special Conditions: _____		
Voting District <u>no</u>	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).

X Applicant Signature Jeff Crandell Date 1-19-05
 Department Approval Ronnie Edwards APP Date 1/18/05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO ADDITIONAL TAP FEE ONLY</u>
Utility Accounting	Date <u>1/19/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)