

Planning \$	1000 5.00
TCP \$	N/A
Drainage \$	N/A
SIF\$	N/A

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

BLDG PERMIT NO.
FILE #

A

Building Address 515 KANSAS Ave Multifamily Only: \_\_\_\_\_  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2945-074-016-024-25 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Subdivision The Bluff West Estates Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 (Tom Foster Minor Sub.)  
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Denny Behtens  
 Address 235 Arlington  
 City / State / Zip Grand Jct. Co. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name BEN DOWD CONST.  
 Address 550 32 Road  
 City / State / Zip Clifton Co. 81520  
 Telephone 434-8190

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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Demong existing  
 Voting District \_\_\_\_\_ Ingress / Egress house  
 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 [Signature] Date 11/19/05

Department Approval [Signature] Date 1-19-05

Additional water and/or sewer tap fee(s), are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>1/19/05</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)