

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 261 North Ave  
 Parcel No. 2945 142 020 02  
 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 Darin Carey  
 Address 257 1/2 Rd  
 City / State / Zip 65 Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel  Addition
- Change of Use (\*Specify uses below)
- Other: Extending front wall under covered porch

**\* FOR CHANGE OF USE:**

\*Existing Use: Car lot  
 \*Proposed Use: Car lot

**APPLICANT INFORMATION:**

Name Darin Carey  
 Address 257 1/2 Rd  
 City / State / Zip 65 Co 81501  
 Telephone 970 243 3818

Estimated Remodeling Cost \$ 3000.00  
 Current Fair Market Value of Structure \$ 81,320.00

**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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> <sup>15'</sup> 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) _____	Special Conditions: <u>Will be used as utility and instead of just a covered porch, it will be enclosed.</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>No change to footprint</u>

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 Darin Carey Date \_\_\_\_\_  
 Department Approval C. Faye Hall Date 3/30/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Carey</u>		Date <u>3/30/05</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)