

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 #

97009-432

Building Address 914 So Ave.  
Parcel No. 2945-144-39-009  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 152 Lot 27-32

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 Michael & Jeanie Kruger  
Address 426 Eagle Crest Ct.  
City / State / Zip Grand Jct. Co. 81503

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

**APPLICANT INFORMATION:**

Name Michael & Jeanie Kruger  
Address 426 Eagle Crest Ct.  
City / State / Zip G.J. Co 81503  
Telephone 970.241-7530

\* FOR CHANGE OF USE:  
\*Existing Use: Ware house  
\*Proposed Use: Add Two ADA Bathrooms  
Estimated Remodeling Cost \$ 5000.00  
Current Fair Market Value of Structure \$ 87,140. ~~80,000~~

**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 _____
SETBACKS: Front <u>15'/25'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0'/0'</u> from PL Rear <u>10'/10'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>2nd office space same taps - 1 billing less than 20</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 Michael Kruger Date 10/19/05  
Department Approval Boyleen Henderson Date 10-19-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>D. Decholt</u>	Date	<u>10/19/05</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)