

Planning \$	5.00
TCP \$	0
Drainage \$	2
SIF \$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1140 Walnut Ave.

Parcel No. 2945-111-36-018

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Town North LLC

Address 1140 Walnut Ave.

City / State / Zip 62001521

APPLICANT INFORMATION:

Name owner

Address _____

City / State / Zip _____

Telephone _____

Multifamily Only:
No. of Existing Units 91 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) _____

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: replacement of gas line and view patio.

*** FOR CHANGE OF USE:**

*Existing Use: residential

*Proposed Use: residential

Estimated Remodeling Cost \$ 2500

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 RMF-24 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: Parcel # used is

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials) only for one condo. Gas line is on whole site.

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 5/17/05

Department Approval [Signature] Date 5/18/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 5/18/05

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)