

Planning \$	⊖
TCP \$	⊖
Drainage \$	⊖
SIF\$	⊖

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

BLDG PERMIT NO.
FILE #

100685-6218

Co 81501

Building Address: 1647 N 16TH ST GJ
 Parcel No. 2745-123-06-012
 Subdivision
 Filing Block Lot

Multifamily Only:
 No. of Existing Units 1 No. Proposed ⊖
 Sq. Ft. of Existing 2300 Sq. Ft. Proposed 2300
 Sq. Ft. of Lot / Parcel .165
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed)

OWNER INFORMATION:

Name SHAD WOODWARD
 Address 1647 N 16TH ST
 City / State / Zip G.J. Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAMERAS ABOVEZ
 Address
 City / State / Zip
 Telephone

* FOR CHANGE OF USE:
 *Existing Use: residential
 *Proposed Use: residential
 Estimated Remodeling Cost \$ 1000.00
 Current Fair Market Value of Structure \$ 200,000.00

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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES NO
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions: interior remodel -
 Voting District Ingress / Egress Location Approval now entrance
 (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 Shad Woodward Date 6-6-06
 Department Approval Judith A. Rice Date 6-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>No Chg in use</u>
Utility Accounting	<u>Marshall Coe</u>		Date <u>6/6/06</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)