

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

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

BLDG PERMIT NO.
FILE #

Building Address 536 N 17<sup>th</sup> St  
Parcel No. 2945-132-14-003  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name Melissa Lind  
Address 536 N 17<sup>th</sup> St.  
City / State / Zip P.J., Co.

**APPLICANT INFORMATION:**

Name Jim Mullis  
Address 2208 Mudgett  
City / State / Zip P.J., Co. 81523  
Telephone 243-5184

Multifamily Only:  
No. of Existing Units 1 No. Proposed 0  
Sq. Ft. of Existing 1840 Sq. Ft. Proposed 1840  
Sq. Ft. of Lot / Parcel .138 Ac  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel B  Addition  
 Change of Use (\*Specify uses below)  
 Other: BATH ROOM

**\* FOR CHANGE OF USE:**

\*Existing Use: Residence  
\*Proposed Use: Residence

Estimated Remodeling Cost \$ 9,500  
Current Fair Market Value of Structure \$ 84,560

**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 X  
Side 5 from PL Rear 10 from PL Parking Requirement 2  
Maximum Height of Structure(s) 35 Special Conditions: \_\_\_\_\_  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials) Inferior Remodel only

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 Jim Mullis Date 6-6-06  
Department Approval Judith A. P... Date 6/6/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>Mail see yellow</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)

# 536 North 17th Street

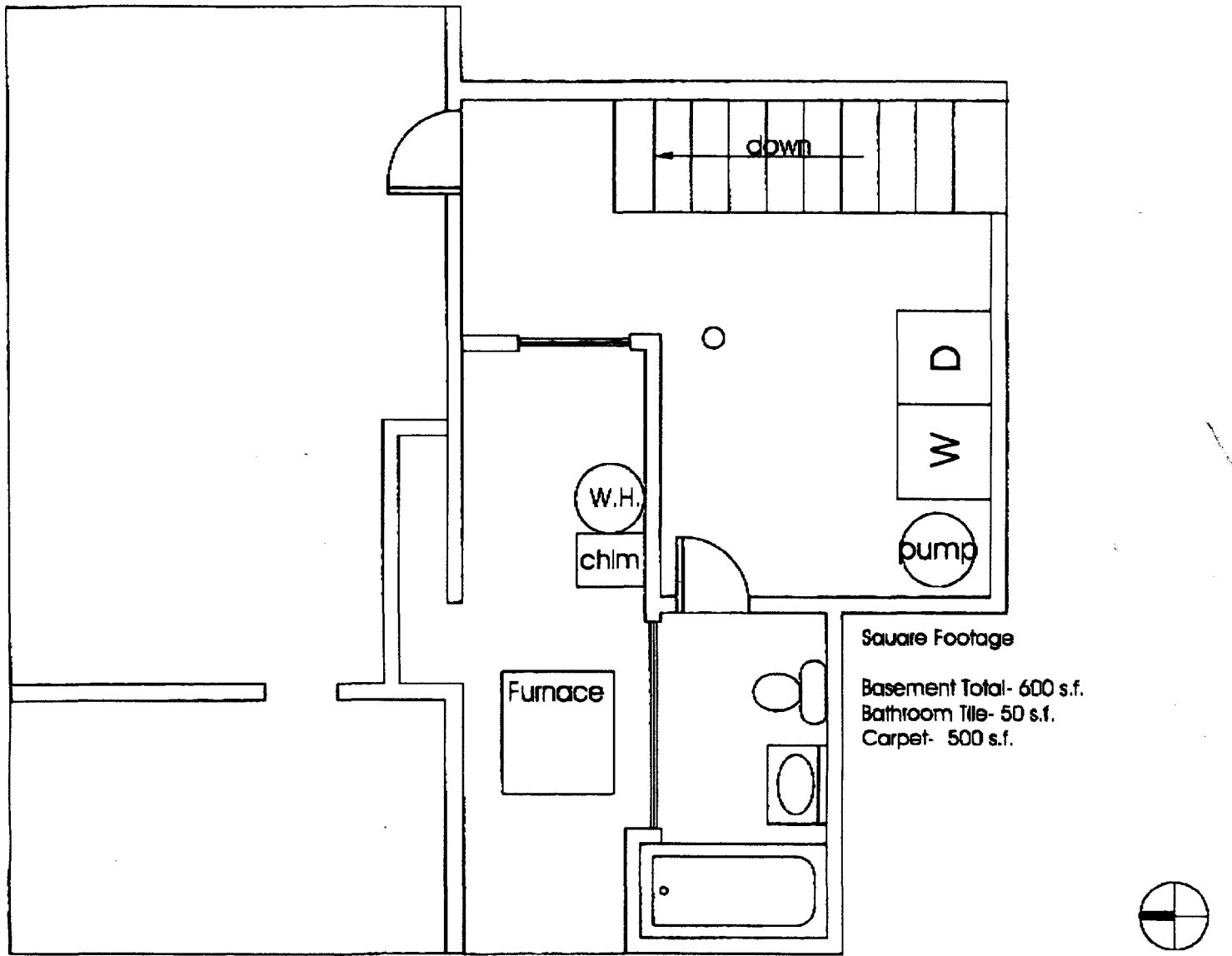
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Square Footage

Basement Total- 600 s.f.

Bathroom Tile- 50 s.f.

Carpet- 500 s.f.

## 1. Basement Bathroom & Laundry Room

Scale 1/4" = 1'-0"

LIND 970-254-0500

*Handwritten note:* 1/20/06