

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 # \_\_\_\_\_

*License 78554-55930*  
*(hour)*

Building Address 709 23 2/10 Rd.

Parcel No. 2701 323 12008

Subdivision Grand Park South

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 Dennis Kelleher

Address 709 23 2/10 Rd

City / State / Zip Grand Jct, Co

### DESCRIPTION OF WORK & INTENDED USE:

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

### \* FOR CHANGE OF USE:

\*Existing Use: Vacant

\*Proposed Use: Office/Warehouse

Estimated Remodeling Cost \$ \$85,000

Current Fair Market Value of Structure \$ 76

### APPLICANT INFORMATION:

Name Extreme Construction

Address 2791 Skyline Ct.

City / State / Zip Grand Jct, Co

Telephone 255-8116

**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 F-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_

Voting District \_\_\_\_\_ Ingress / Egress Location Approval approved per plan  
(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 Steve Thyssen Date 5-12-06

Department Approval Danylen Henderson Date 5-12-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>11000000</u>	Date <u>5/12/06</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)