

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 # _____

Building Address 569 24 1/4 Rd

Parcel No. 2945-092-08-001 #1

Subdivision Blue Heron

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Sartomer

Address 569 24 1/2 Rd

City / State / Zip Grand Jct Co 81505

APPLICANT INFORMATION:

Name MT Garfield Inc

Address 2496 Ind Blvd

City / State / Zip Grand Jct 81506

Telephone 243 1893

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: Plumbing mop sink.

Estimated Remodeling Cost \$ 2800.⁰⁰

Current Fair Market Value of Structure \$ 1,118,520.⁰⁰

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 I-2

Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL)

Landscaping/Screening Required: YES _____ NO _____

Side 0' from PL Rear 10' from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions: _____

Voting District _____ Ingress / Egress Location Approval _____
(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 Robert Baskin Pres MT Garfield Inc Date 3 6 06

Department Approval Gaylen Henderson Date 3-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Atticus</u>	Date <u>3/6/06</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)