

Planning \$	<del>0</del> no charge
TCP \$	_____
Drainage \$	_____
SIF\$	_____

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

BLDG PERMIT NO.
FILE #

Building Address 1423 4th Avenue  
 Parcel No. 2145-242-12-022  
 Subdivision \_\_\_\_\_  
 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 SHARON KEMPER ENTERPRISES LLC  
 Address 6 BRUCE ARDLE NORTH  
 City / State / Zip Hawthorn Woods IL 60047

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: install booth for painting parts for merchandise (not auto)

\* FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name RON OWENPORT IE KEMPER Value + F. Fees  
 Address 1423 4th Avenue  
 City / State / Zip Grand Junction, CO 81501  
 Telephone 970-609-5845

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 0  
 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 <u>1-2</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>0</u> from PL Rear <u>10</u> 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 Ronald O. Owenport Date 11/17/2006  
 Department Approval Trudis A. Fox Date 11/17/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>perm 381- will not clean up to sewer</u>
Utility Accounting <u>Kate Gibson</u>	Date <u>11/17/06</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)