

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 unit 203  
2530 North 8th Street

Multifamily Only:  
No. of Existing Units 1X No. Proposed \_\_\_\_\_

Parcel No. 2945-111-16-012

Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Subdivision Unit 203 Wellington IV medical

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Filing \_\_\_\_\_ Block 1 Lot 1-203/4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name Richard & Paula Stiefel

### DESCRIPTION OF WORK & INTENDED USE:

Address 2530 N. 8th St. Unit 203

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

City / State / Zip Grand Junction Co. 81501

### \* FOR CHANGE OF USE:

### APPLICANT INFORMATION:

Name John Felix Construction

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

Address 2040 Sandalwood Ct.

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

City / State / Zip Grand Junction Co. 81506

Estimated Remodeling Cost \$ 28,000.00

Telephone 970-245-6024

Current Fair Market Value of Structure \$ 149,100.00

**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 B-1

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: approved per plan

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_

interior only

(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 John Felix Date 3-7-06

Department Approval Payleen Henderson Date 3-7-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Katlebens</u>		Date <u>3/7/06</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)