

Planning \$ <u>500</u>
TCP \$ _____
Drainage \$ _____
SIF\$' _____

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO. _____
FILE # _____

Building Address 211 Hale  
 Parcel No. 1945-221-01-002  
 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 William R Jarvis Jr  
 Address 27723 D Rd  
 City / State / Zip Grand Jct. Co SD01

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Electrical permit only

**APPLICANT INFORMATION:**

Name AAA Service Electric - Bernice Powell  
 Address 3071 Grosbeak Ct  
 City / State / Zip Grand Jct. Co 81504  
 Telephone 778-9110

**\* FOR CHANGE OF USE:**

\*Existing Use: Storage  
 \*Proposed Use: same - No change in use

Estimated Remodeling Cost \$ 1900  
 Current Fair Market Value of Structure \$ 128,830

**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>I-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>If any new use will</u>
Voting District _____	Ingress / Egress Location Approval <u>need to come in for approval</u>
	(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 Bernice Powell Date 4-18-06  
 Department Approval [Signature] Date 4-18-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>55313-086</u>
Utility Accounting <u>[Signature]</u> Date <u>4/18/06</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)