

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF \$	/

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

BLDG PERMIT NO.
FILE #

18462-11841

Building Address 730 Hwy 50 G.S.
Parcel No. 2945-261-23-007
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units 3 No. Proposed 0
Sq. Ft. of Existing 850 sq. ft. to be remodel. Sq. Ft. Proposed Same
Sq. Ft. of Lot / Parcel .7 ac.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:
Name Sandra J. Schumacher
Dennis B. Miller
Address 730 Hwy 50
City / State / Zip G.S. CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: Interior Remodel

APPLICANT INFORMATION:
Name Dennis B. Miller
Address 730 Hwy 50
City / State / Zip G.S. CO 81503
Telephone 970 260 7613

* FOR CHANGE OF USE:
*Existing Use: Storage
*Proposed Use: Storage & Relaxation Area
Estimated Remodeling Cost \$ 10,000
Current Fair Market Value of Structure \$ 192,080

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>C-1</u>	Maximum coverage of lot by structures <u>n/a</u>		
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>40</u>	Special Conditions: <u>No kitchen allowed</u>		
Voting District _____	Ingress / Egress Location Approval _____	<u>may have bathroom But no kitchen</u>	
	(Engineer's Initials)	<u>NO change Sewer/water</u>	

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 [Signature] Date 12-05-06
Department Approval Judith A. [Signature] Date 12/05/2006

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

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