

Planning \$ <u>5.00</u>
TCP \$ _____
Drainage \$ _____
SIF\$ _____

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2682 Hwy 50

Parcel No. 2945-261-00-033

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name David M Eddy

Address 2758 Unaweep Ave

City / State / Zip G.J. Co. 81503

APPLICANT INFORMATION:

Name _____

Address Same

City / State / Zip _____

Telephone 970-210-5560

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: Food

*Proposed Use: Food

Estimated Remodeling Cost \$ 7000.00

Current Fair Market Value of Structure \$ 83,770.00

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 C-1

Maximum coverage of lot by structures N/A

SETBACKS: Front 15' from property line (PL)

Landscaping/Screening Required: YES _____ NO X

Side 0' from PL Rear 10' from PL

Parking Requirement N/A

Maximum Height of Structure(s) 40'

Special Conditions: Interior remodel only

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

NO INCREASE IN SETBACKS

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 David M Eddy Date 5-8-06

Department Approval [Signature] Date 5/8/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 53031-11835

Utility Accounting [Signature] Date 5/8/06

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)