

Planning \$ <u>10.00</u>
TCP \$ <u>      </u>
Drainage \$ <u>      </u>
SIF\$ <u>      </u>

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

BLDG PERMIT NO.
FILE #

Building Address 2308 Hwy 6+50  
Parcel No. 2945-052-00105  
Subdivision         
Filing        Block        Lot       

**OWNER INFORMATION:**

Name CAROL MATTIA  
Address 2308 Hwy 6+50  
City / State / Zip G.J., Co, 81505

**APPLICANT INFORMATION:**

Name Ron Skyline Homes + Pools  
Address 2289 County Rd 1-A  
City / State / Zip Montrose Co 81401  
Telephone 970 275-4617

Multifamily Only:         
No. of Existing Units        No. Proposed         
Sq. Ft. of Existing        Sq. Ft. Proposed 396  
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: in ground pool w/ramp for boat tests

**\* FOR CHANGE OF USE:**

\*Existing Use: Boat parking  
\*Proposed Use: Boat ramp for Testing

Estimated Remodeling Cost \$ 20,000  
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 I-1 Maximum coverage of lot by structures N.A.  
SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES        NO         
Side 5/5 from PL Rear 10/10 from PL Parking Requirement         
Maximum Height of Structure(s) 40' 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 [Signature] Date 12-15-06

Department Approval [Signature] Date 12/12/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Currently on Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/15/06</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)

# City of Grand Junction GIS Zoning Map ©

