

Planning \$	1000
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE #

14200-8914

Building Address 2487 Industrial Blvd #1  
Parcel No. 2945-091-02-018  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units        No. Proposed         
Sq. Ft. of Existing        Sq. Ft. Proposed         
Sq. Ft. of Lot / Parcel 1 ac.  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed)       

**OWNER INFORMATION:**

Name Shugck Family Trust  
Address 2487 Industrial Blvd  
City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Leonard Kunkle  
Address 2907 Kane Ct  
City / State / Zip 6581503  
Telephone 255-9803

**\* FOR CHANGE OF USE:**

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

Estimated Remodeling Cost \$ \$ 3,000  
Current Fair Market Value of Structure \$ 214,690

**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-2</u>	Maximum coverage of lot by structures <u>      </u>
SETBACKS: Front <u>      </u> from property line (PL)	Landscaping/Screening Required: YES <u>      </u> NO <u>      </u>
Side <u>      </u> from PL Rear <u>      </u> from PL	Parking Requirement <u>      </u>
Maximum Height of Structure(s) <u>      </u>	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 Leonard Kunkle Date 8/23/06  
Department Approval Judith A. Rice Date 8/23/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>      </u>	W/O No. <u>      </u>
Utility Accounting <u>      </u>	Date <u>8/23/06</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)