

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1050 Kimball Ave
 Parcel No. 2945-231-22-006
 Subdivision Amundad SJ
 Filing _____ Block _____ Lot 6

Multifamily Only:
 No. of Existing Units 1 No. Proposed _____
 Sq. Ft. of Existing 7200 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 43,864.92
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Rick Wilkins
 Address 269 W. Daubury Cir.
 City / State / Zip GS CO 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: Bath & office Interior only
 Estimated Remodeling Cost \$ 6000^{ev}
 Current Fair Market Value of Structure \$ 345,030.00

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 241-5667

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-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Approved per plan</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	<u>interior only</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 4/16/06
 Department Approval Dayleen Henderson Date 4-6-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No. _____
Utility Accounting	<u>Kent E. Sberny</u>		Date <u>4/16/06</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)