

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 #

6739-4197

Building Address 2897 North Ave
Parcel No. 2943-181-00-093
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only: _____
No. of Existing Units _____ No. Proposed 0
Sq. Ft. of Existing _____ Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel 4.96 ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) NA

OWNER INFORMATION:

Name Hilltop Community Resources
Address 1331 Hermosa Ave
City / State / Zip Grand Junction Co 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Bradley D. Ellis
Address 900 N. 23rd St.
City / State / Zip Grand Junction, Co 81501
Telephone 970-985-0550

* FOR CHANGE OF USE:
*Existing Use: Kitchen
*Proposed Use: Kitchen
Estimated Remodeling Cost \$ 18,000
Current Fair Market Value of Structure \$ 235,930

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 _____
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: _____
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 Bradley D. Ellis Date 12/08/06
Department Approval Judith A. Fox Date 12/08/2006

Additional water and/or sewer tap fee(s) are required:	YES	NO	<u>W/O No.</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12-8-06</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)