

Planning \$	500
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE #

Building Address 2584 Pattuson Road #B
Parcel No. 2945-031-43-002
Subdivision Redstone Plaza
Filing _____ Block _____ Lot B

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 2969 Sq. Ft. Proposed 2969
Sq. Ft. of Lot / Parcel 11,000
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Kellie Caldwell / Tami Smolinski
Address 630 S. Terrace Drive
City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Kellie Caldwell / Tami Smolinski
Address 630 S. Terrace Drive
City / State / Zip Grand Jct. CO 81503
Telephone 970.261.8455

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 30,000
Current Fair Market Value of Structure \$ 371,000

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>B-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Remodel</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

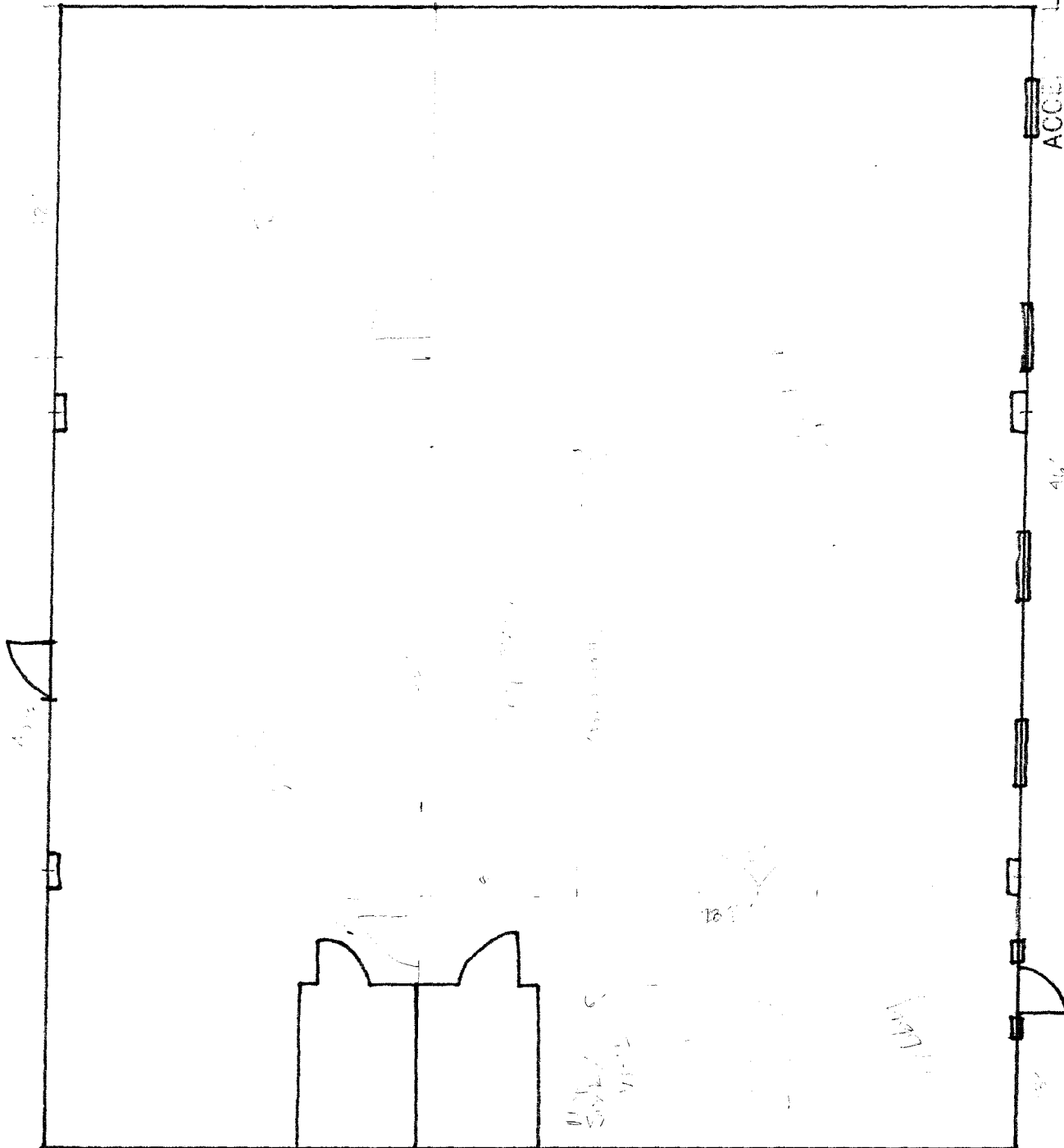
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Kellie Caldwell Date 10/03/06
Department Approval [Signature] Date 10/03/06

Additional water and/or sewer tap fees) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>Kate Coburn</u> Date <u>10/3/06</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)



10/20/80

YOU MUST
 OBTAIN
 PLANNING
 DEPARTMENT
 PERMITS
 BEFORE
 YOU PROCEED TO
 LOCATE AND PROPERTY EASEMENTS
 AND PROPERTY LINES.

ACCESS
 ANY OF
 ADJACENT
 LOTS

46'

12'

18'

12'