

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF \$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 2311 Rover Road  
 Parcel No. 2945-053-11-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name Ronza & Marie Tipping  
 Address P.O. Box 1849  
 City / State / Zip Grand Junction CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: 8' Fence, 15' Front Setback

**\* FOR CHANGE OF USE:**

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

**APPLICANT INFORMATION:**

Name Ed Sells - Grand Junction Pipe  
 Address P.O. Box 1849  
 City / State / Zip Grand Junction, CO 81502  
 Telephone 243-4601

Estimated Remodeling Cost \$ \_\_\_\_\_

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 <u>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>no structure -</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>8' fence on 15' front setback line</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 [Signature] Date 2-14-06  
 Department Approval [Signature] Date 2-14-06

Additional water and/or sewer/tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

8' fence on 15'  
front setback line

2-14-06

ACCEPTED *Gayleen Henderson*  
ANY CHANGE OF STAKES MUST BE  
APPROVED BY THE PLANNING  
DEPARTMENT. ALL STAKE  
PLACEMENTS MUST BE PROPERLY  
LOCATED AND MEASUREMENTS  
AND PROTECTED.

