

Planning \$ <u>10<sup>00</sup></u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
FILE #

*14518-9167*

Building Address 2658 Sacoma Ct  
Parcel No. 2701-354-30-006  
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 J. Galindo  
Address 2658 Sacoma Ct.  
City / State / Zip G. Jct. Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition *"Remove Walls"*  
 Change of Use (\*Specify uses below)  
 Other: *Return to Carport by removing wall; @ remove 5' of carport to comply w/ front set back.*  
\* FOR CHANGE OF USE: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Joel Galindo  
Address 2658 Sacoma Ct.  
City / State / Zip Grand Jct. Co.  
Telephone 241-4151

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: Carport  
Estimated Remodeling Cost \$ 1000.<sup>00</sup>  
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>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>15/3</u> from PL Rear <u>30/5</u> from PL	Parking Requirement <u>n/a</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions: _____
Voting District <u>na.</u>	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 J. Galindo Date 6/28/06  
Department Approval Judith A. Perez Date 6/28/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>NO chg in the</u>
Utility Accounting <u>[Signature]</u> Date <u>6/28/06</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)