

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 # _____

12312-7661

Apt Remodel same # of units 28.81

Building Address 1405 Wellington Apt 2

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Parcel No. 2945-122-00-977

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Subdivision Fairmount sub

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Hilltop Community Resources

DESCRIPTION OF WORK & INTENDED USE:

Address 1405 Wellington

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

City / State / Zip Grand Jct. Colo. 81501

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Garrett Walker

*Existing Use: _____

Address 879 24 Road

*Proposed Use: _____

City / State / Zip Grand Jct. Colo. 81505

Estimated Remodeling Cost \$ 42,000-

Telephone 241-9020

Current Fair Market Value of Structure \$ 796,190.00

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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)

Landscaping/Screening Required: YES NO

Side 5' from PL Rear 10' from PL

Parking Requirement N/A

Maximum Height of Structure(s) 35'

Special Conditions: Interior Remodel only

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 5-30-06

Department Approval [Signature] Date 5-30-06

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

Utility Accounting [Signature] Date 5/30/06

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)