

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

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

BLDG PERMIT NO.
FILE #

45410 - 26895 -

Building Address 631 24 1/2 Rd  
Parcel No. 2945-043-00-147  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. of Proposed \_\_\_\_\_  
Sq. Ft. of Existing 1000 Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name WARREN B. DETMER  
Address 633 24 1/2 Rd  
City / State / Zip GRAND Jct. Co. 91505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: DEMO ONLY

**APPLICANT INFORMATION:**

Name SAME  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 250-2411

**\* FOR CHANGE OF USE:**

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

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 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: Demo building closer  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval to 24 1/2 Rd  
(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 6/4/07

Department Approval [Signature] Date 6/4/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>demo only</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/4/07</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)