

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

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 2655 3/4 Bancop Canyon Dr.

Parcel No. \_\_\_\_\_

Subdivision Spy Glass Ridge

Filing II Block Tract 4 Lot \_\_\_\_\_

**OWNER INFORMATION:**

Name SGH, LLC ~~skip Bernhart~~  
Skip Bernhart

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ben Dowd Excavating, Inc

Address 550 32 road

City / State / Zip Clifton CO 81500

Telephone 970-434-8190

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) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel
- Change of Use (\*Specify uses below)
- Other: New Sewer Lift Station

Addition

\* FOR CHANGE OF USE: not a sewer connection  
this is building of lift station

\*Existing Use: for filing

\*Proposed Use: New sewer lift station

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 RSF-2 Cluster

SETBACKS: Front \_\_\_\_\_ from property line (PL)

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height of Structure(s) \_\_\_\_\_

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_

Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Requirement \_\_\_\_\_

Special Conditions: \_\_\_\_\_

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 Rebecca Dowd Date 3/29/07

Department Approval Daylen Henderson Date 3-29-07

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

Utility Accounting Kate Casberry Date 3/29/07

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)