

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

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

BLDG PERMIT NO.	
FILE #	

105662-17242

Building Address 317 E 1/2 Rd  
 Parcel No. 2943-103-00-136  
 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 Mathew Enriquez, Lorraine  
 Address 621 Meander Ct  
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE: *(Less than 20 employ)*  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Demo some existing walls

**APPLICANT INFORMATION:**

Name Mathew, Lorraine Enriquez  
 Address 621 Meander Ct  
 City / State / Zip Grand Jct, CO 81501  
 Telephone 970-234-7768

\* FOR CHANGE OF USE:  
 \*Existing Use: Residential  
 \*Proposed Use: Converting into two stand  
but is needing to go through the  
Site Plan  
 Estimated Remodeling Cost \$ 500.00

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior Demo 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 Lorraine Enriquez Date 6-18-07  
 Department Approval [Signature] Date 6-18-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>6/18/07</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)