

Planning \$ <u>5<sup>00</sup></u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 2472 F RD # 7  
 Parcel No. 2945-044-00-064  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1540 Sq. Ft. Proposed 1540  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1540

**OWNER INFORMATION:**

Name Thomas Foote  
 Address 313 N 7th st.  
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: Tenant Interior Finish  
Chiropractic office

**APPLICANT INFORMATION:**

Name Sunset Construction  
 Address P.O. Box 3505  
 City / State / Zip Montrose, CO 81402  
 Telephone 970-216-6356

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 50,000.00  
 Current Fair Market Value of Structure \$ 375,100

**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>2945-044-00-064 0-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>00'</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
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 Jylee C. McInnes Date 2-15-07  
 Department Approval Wendy Spurr Date 2/15/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Kate Gushon</u>	Date	<u>2/15/07</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)