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|-------------|------|
| 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 # |

104495-11019

Building Address 2175 H Rd

Parcel No. 2697-361-00-003

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name JANE & KYLE SEGRETT

Address 1852 H Rd

City / State / Zip Fruita CO

APPLICANT INFORMATION:

Name JANE

Address _____

City / State / Zip _____

Telephone 270 5388

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) 1.68 ac

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: separate electrical for shop from house

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 9,600

Current Fair Market Value of Structure \$ 324,830

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 I-1

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 [Signature] Date 2-13-07

Department Approval [Signature] Date 2/13/2007

| | | | |
|--|---------------------|----|------------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>NO Change swr/water</u> |
| Utility Accounting | Date <u>2-13-07</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)