

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

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

BLDG PERMIT NO.
FILE #

Septic

PH

Building Address 1101 KIMBALL AVE.
Parcel No. 2945-231-00-038
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed 0
Sq. Ft. of Existing _____ Sq. Ft. Proposed 0
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name SOUTH SIDE LEASING LLC
Address 706 SOUTH 9TH ST.
City / State / Zip G.J. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: SLAB REPAIR only

* FOR CHANGE OF USE:

*Existing Use: _____
*Proposed Use: concrete repair only
\$12,500.00 JAR
Estimated Remodeling Cost \$ 30,000
Current Fair Market Value of Structure \$ 90,310

APPLICANT INFORMATION:

Name SAME ABOVE
Address _____
City / State / Zip _____
Telephone 245-1510

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 1-2 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: _____
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials) Any Further Planning Clearances Require - Hooking up to Sewer.

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 8-22-07
Department Approval Judith A. Poirer Date 8/22/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	WFO No. <u>Septic</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/22/07</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)