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

BLDG PERMIT NO.
FILE #

107669-60042 #

Building Address 401 Rockwood LN
Parcel No. 2945-174-35-016
Subdivision Rockwood on the Ridge
Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Joshua T. Bishop
Address 401 Rockwood Lane
City / State / Zip Grand Junction, CO 81503

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 1
Sq. Ft. of Existing 1700 Sq. Ft. Proposed 1700 + 700 = 2400
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: interior remodel

Adding Basement
* FOR CHANGE OF USE:
*Existing Use: Adding 1 Bathroom
*Proposed Use: NOT Renting out
Estimated Remodeling Cost \$ 30,000
Current Fair Market Value of Structure \$ 260,000

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 PD 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)

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 Joshua T. Bishop Date 3/27/07
Department Approval Wendy Spurr Date 3/27/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No DWTR / SWR Charge
Utility Accounting _____ Date 5/30/07

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)