

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

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

BLDG PERMIT NO.
FILE #

Building Address 521 ROAD AVENUE  
Parcel No. 245-43-17-021  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 104 Lot 45

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed 0  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel .284 AC.  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name MIKE & TERRY CAWNAUGH  
Address 3883 F 3/4 ROAD  
City / State / Zip PALISADE, CO. 81526

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: EXTERIOR FACAD IMPROVEMENTS

**APPLICANT INFORMATION:**

Name MIKE ARCHBOLD / BLYTHE GROUP  
Address 618 ROAD AVENUE  
City / State / Zip GRAND JUNCTION, CO 81501  
Telephone 970 242-1058

\* FOR CHANGE OF USE:  
\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_  
Estimated Remodeling Cost \$ 42,449<sup>00</sup>  
Current Fair Market Value of Structure \$ 283,600<sup>00</sup>

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>B-2</u>	Maximum coverage of lot by structures <u>NA</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES <u>NO</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65'</u>	Special Conditions: <u>No change to number</u>
Voting District _____	Ingress / Egress Location Approval <u>of parking spaces</u> (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 Judith A. Rose Date 3/28/07  
Department Approval Judith A. Rose Date 4/9/07

Additional water and/or sewer tap fee(s) are required:	YES	NQ <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Katellensberg</u>	Date <u>4/9/07</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)