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

BLDG PERMIT NO.
FILE #

Building Address 640 ROOD AVE  
Parcel No. 2945-143-07-010  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block 94 Lot 21

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 2400 Sq. Ft. Proposed 2400  
Sq. Ft. of Lot / Parcel 3125  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 3058 / 3058

**OWNER INFORMATION:**

Name HARRY E. WILLIAMS  
Address 2700 G RD. UNIT 3A  
City / State / Zip GRAND JUNCTION, CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel (EXTERIOR)  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name FAITH CONSTRUCTION  
Address P.O. BOX 40376  
City / State / Zip GRAND JUNCTION, CO 81504  
Telephone (970) 234-1100

\* FOR CHANGE OF USE:

\*Existing Use: OFFICE / SERVICE  
\*Proposed Use: SAME / NO CHANGE

Estimated Remodeling Cost \$ 10,000.00  
Current Fair Market Value of Structure \$ 95,980.00

**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>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>EXTERIOR REMODEL</u>
Voting District _____	Ingress / Egress Location Approval <u>only</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 [Signature] Date 3/14/07  
Department Approval [Signature] Date 3/15/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Katecebsberg</u>	Date <u>3/15/07</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)