

Planning \$ <u>10</u>
TCP \$
Drainage \$
SIF \$

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

BLDG PERMIT NO.
FILE #

1897-1173

Building Address 543 W UTE
Parcel No. 2945-154-24-017
Subdivision Richard Muehle's First Sub
Filing _____ Block _____ Lot _____

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) _____

OWNER INFORMATION:

Name TAMARA MANCUSO
Address 617 W UTE
City / State / Zip Grand Junction, Co

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Remove & Build new section same size

*** FOR CHANGE OF USE:**

*Existing Use: Single Family
*Proposed Use: Single Family

APPLICANT INFORMATION:

Name Quality Home Concepts
Address 517 Melody Lane
City / State / Zip Grand Junction, Co
Telephone 243-5380

Estimated Remodeling Cost \$ 40,000
Current Fair Market Value of Structure \$ _____

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 RmF-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20 from property line (PL) Landscaping/Screening Required: YES - NO _____
Side 5 from PL Rear 10 from PL Parking Requirement _____
Maximum Height of Structure(s) 16' 35' 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 Wade Wiggins Date 7-13-07
Department Approval Wendy Surr Date 7/20/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>engcl</u>
Utility Accounting <u>Other name</u>	Date <u>7/20/07</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)

City of Grand Junction GIS Zoning Map ©



2945-154-24-011 2945-154-24-010

2945-154-24-018

2945-154-24-017

2945-154-24-006

2945-154-24-005

2945-154-24-002

2945-154-24-007

2945-154-24-004

2945-154-24-003

673 W. WILE

Wade Wiggins

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Rehelle
Same Footprint

