

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

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

BLDG PERMIT NO.
FILE #

Building Address 972 Walnut Ave
Parcel No. 2945-111-09-000
Subdivision _____
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 Donna Vogel
Address ~~2837C~~ 972 Walnut
City / State / Zip Gr Jct Co 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Donna Vogel
Address 972 Walnut Ave
City / State / Zip Gr Jct Co 81501
Telephone 970 245-2326

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 3,000.00
Current Fair Market Value of Structure \$ 230,000

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 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) 35 Special Conditions: Interior Remodel
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).

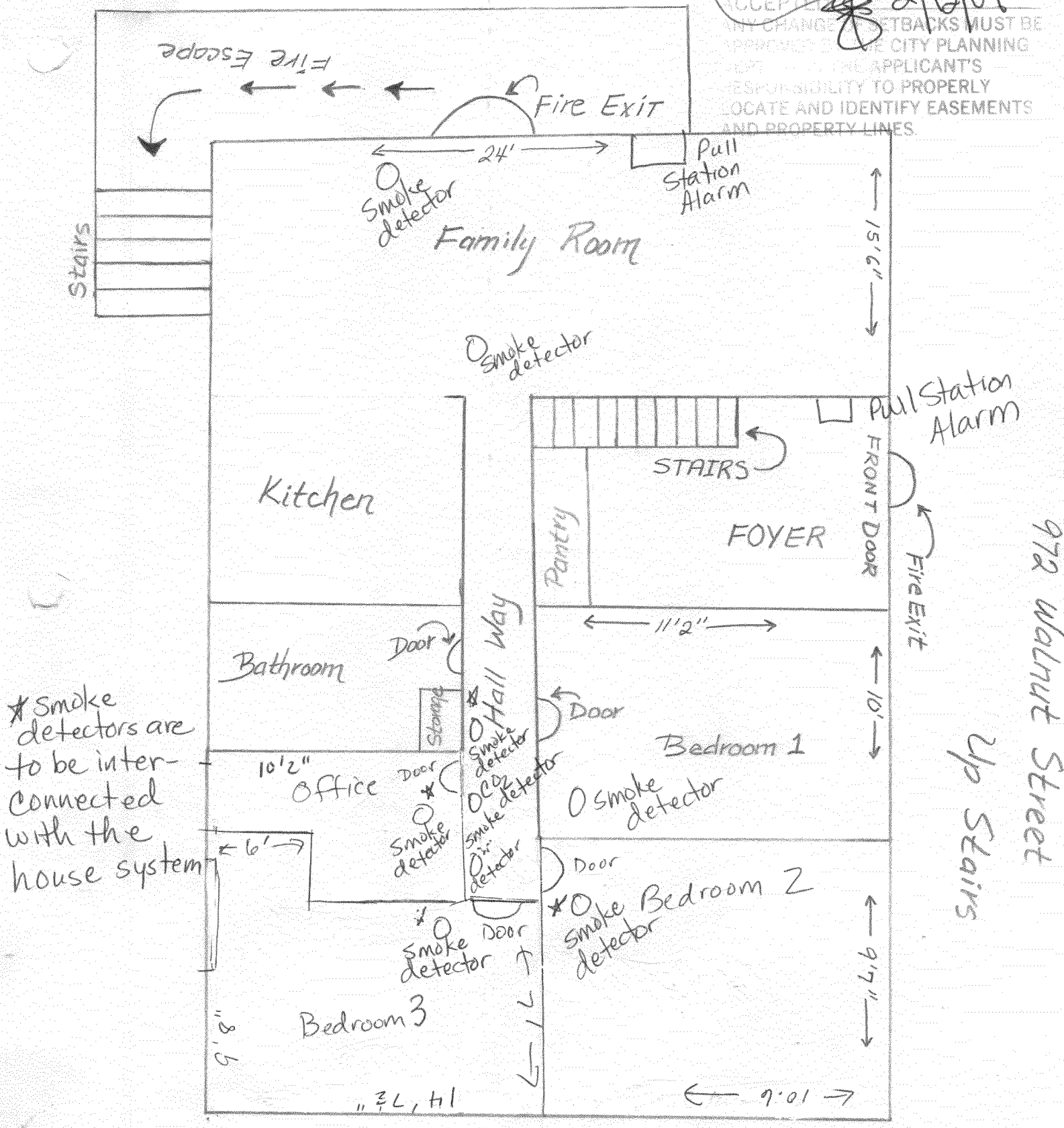
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2-12-07
Department Approval [Signature] Date 2/12/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting <u>[Signature]</u>	Date <u>2.12.07</u>		

Proposed
2/12/07

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



* Smoke detectors are to be interconnected with the house system

972 Walnut Street
Up Stairs