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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

11-1276 - 660182

BLDG PERMIT NO. PH

FILE #

Building Address 459 Willow Road
 Parcel No. 2903-182-05-106
 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 Hentault Properties
 Address 459 Willow Rd
 City / State / Zip 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Canopies over Parking

APPLICANT INFORMATION:

Name Ron Zuder
 Address _____
 City / State / Zip _____
 Telephone _____

* FOR CHANGE OF USE:
 *Existing Use: Not Enclosed
 *Proposed Use: for Car Storage only
 Estimated Remodeling Cost \$ 4,000⁰⁰
 Current Fair Market Value of Structure \$ 300,000⁰⁰

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 I-1 Maximum coverage of lot by structures 75%
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 5/5 from PL Rear 10/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Special Conditions: _____
 Ingress / Egress Location Approval _____
 Voting District _____ (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 Ron Zuder Date 8-21-07
 Department Approval Wendy Spurr Date 8/21/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR / LTR Change</u>
Utility Accounting	Date <u>8/21/07</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)

