

Planning \$ <u>500</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 461 ~~458~~ Willow Rd
 Parcel No. Replat Daw Sub
 Subdivision 2943-182-05-006
 Filing _____ Block 2 Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 0
 Sq. Ft. of Existing 4819 Sq. Ft. Proposed 4819
 Sq. Ft. of Lot / Parcel .29 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4819

OWNER INFORMATION:

Name Heinbaugh Properties, LLC
 Address 722 Pacific Dr
 City / State / Zip 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Interior Addition Tenant Finish
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 60,000 New
 Current Fair Market Value of Structure \$ New

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>I-1</u>	Maximum coverage of lot by structures <u>100%</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>15/15</u> from PL Rear <u>25/25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Special Conditions: <u>Interior finish</u>
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 R. King Date 4/20/07 Office employee
 Department Approval Wendy Spurr Date 4/20/07 1 employee

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>NO CHANGE Sewer/water</u>
Utility Accounting <u>[Signature]</u> Date <u>4-20-07</u> <u>#1807</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)