

Planning \$ Plan App
 TCP \$ 5909.64
 Drainage \$ Undergr. Fee 7451.13
 SIF \$ Dev. Fee 710.00

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
 FILE # SPR-2008-144

Building Address B15 26 1/2 Rd, Grand Jct.
 Parcel No. 2701-263-46-001
 Subdivision RND, Lot 1
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 9000
 Sq. Ft. of Lot / Parcel 1.904 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0 - 21,775 SF

OWNER INFORMATION:

Name Paul + Korene Ewing
 Address 647 Round Hill Dr.
 City / State / Zip Grand Jct. Co 81506

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

APPLICANT INFORMATION:

Name Paul + Korene Ewing
 Address 647 Round Hill Dr.
 City / State / Zip Grand Jct Co 81506
 Telephone 970-241-8894

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

PAID
 OCT 08 2008
 12B

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 PLANNING STAFF | |
|---------------------------------------------------|------------------------------------------------------------------------|
| ZONE <u>R-2</u> | Maximum coverage of lot by structures <u>30%</u> |
| SETBACKS: Front <u>20</u> from property line (PL) | Landscaping/Screening Required <u>YES</u> NO |
| Side <u>15'</u> from PL Rear <u>30</u> from PL | Parking Requirement <u>5 req'd, 8 provided</u> |
| Maximum Height of Structure(s) <u>35</u> | Special Conditions: _____ |
| Voting District _____ | Ingress / Egress Location Approval <u>SLC</u> (Engineer's Initials) |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 Korene M. Ewing Date _____
 Planning Approval Anthony Catalano Date 9/15/08

| | |
|----------------------------------------------------------------------------------------------------------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>21237</u> |
| Utility Accounting <u>C. Bensen</u> | Date <u>10/8/08</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)