

TCP \$
Drainage \$
SIF \$
Inspection \$

PERMIT # 08-00-885  
confirm 009957  
9.52 Equis  
**PLANNING CLEARANCE**  
(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

Planning \$ 3.00
Bldg Permit #
File #

Building Address 607 Hollingsworth  
Parcel No. 2945-033-11-005  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_  
No. of Existing Units 1 No. Proposed 1  
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 Roger Reynolds  
Address 607 Hollingsworth  
City / State / Zip Grand Junction CO 81505

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

**APPLICANT INFORMATION:**

Name Bart Baker  
Address 3424 F Rd.  
City / State / Zip CLIXTON CO 81520  
Telephone (970) 433-2774

\* FOR CHANGE OF USE:  
\* Existing Use: Reynolds Polymer  
\* Proposed Use: SAME  
Estimated Remodeling Cost \$ \$50,000.00  
Current Fair Market Value of Structure \$ 2,051,770

**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>I-O</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
Special Conditions: _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 Bart Baker Date 09/15/08  
Planning Approval Roger Reynolds Date 09/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No	<u>NO WTR/SWR</u>
Utility Accounting <u>W</u>	Date <u>9/15/08</u>			

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)