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PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

14371-9029

Building Address 2454 Hwy 6950 103104
Parcel No. 2945-091-05-010
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 Berkey Hughes
Address 2454 Hwy 6950
City / State / Zip CO 81505

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name Chris Kendrick Council
Address 231 W Fallen Rock Rd
City / State / Zip Grand Junction CO 81503
Telephone 245-8987

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 5,000.00
Current Fair Market Value of Structure \$ _____

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>C-1</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) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (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 [Signature] Date 2-25-08
Planning Approval Paul Hornbeck Date 2-25-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO change in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>2/25/08</u>		