

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

Planning \$ <u>10⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 560 Normandy Dr.
 Parcel No. 2943-071-08-003
 Subdivision Rothsage
 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 Theron + Constance Class
 Address 560 Normandy Dr.
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

Bedroom, Bath & office

*** FOR CHANGE OF USE:**

APPLICANT INFORMATION:

Name Sixbey-Baldwin G.C., Inc
 Address 1420 Motor St.
 City / State / Zip Grand Jct CO 81505
 Telephone 241-5164

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 39,000
~~139,368.00~~
^{155,030}
 Current Fair Market Value of Structure \$ 250,000.00
~~250,000.00~~

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-5</u>	Maximum coverage of lot by structures <u>60%</u>		
SETBACKS: Front <u>29/5</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>		
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) <u>35'</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Voting District _____	Special Conditions: _____		
Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> PAID SEP 24 2008 </div>		

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 Theron C. Martin Date 9/24/08
 Planning Approval Pat Oenke Date 9/24/08

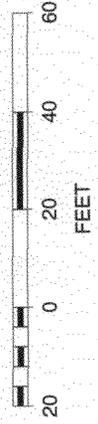
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>U Benschey</u>	Date <u>9/24/08</u>		

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)

560 Normandy Dr



SCALE 1 : 454



ACCEPTED *Pat O'Leary* 9/24/08

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.