

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1301 SHERWOOD DR
 Parcel No. 2945-113-24-945
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed 0
 Sq. Ft. of Existing 286 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name CITY OF GT PARKS
 Address 250 N. 5TH ST.
 City / State / Zip GT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name GT PARKS DEPT.
 Address 1340 GUMMISON AVE
 City / State / Zip GT CO 81501
 Telephone 970-254-3869

*** FOR CHANGE OF USE:**

*Existing Use: DEMO
 *Proposed Use: _____

Estimated Remodeling Cost \$ _____

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 _____	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 2-29-08
 Planning Approval [Signature] Date 2/29/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>DEMO</u>
Utility Accounting <u>[Signature]</u>	Date _____		

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)