

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

4094-1
 Building Address 1401 North 1st
 Parcel No. 2945-104-13-031
 Subdivision Monument Heights ^{Replat} BR-15-6-7
 Filing _____ Block 1 Lot 687

Multifamily Only:
 No. of Existing Units _____ No. Proposed NO CHG
 Sq. Ft. of Existing 6410 Sq. Ft. Proposed NO CHG
 Sq. Ft. of Lot / Parcel 19079
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Elliot, Corine LLC
 Address 661 Lakeside Lane
 City / State / Zip Grand Jct, CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Adding two sinks, painting
taking out carpet & replace with linoleum
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name _____
 Address see above
 City / State / Zip _____
 Telephone 970/286-7021

*Existing Use: _____
 *Proposed Use: NO SWR / WTR Change
 Estimated Remodeling Cost \$ 10,000
 Current Fair Market Value of Structure \$ 345,600

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>PD</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 <u>X</u>
Voting District _____	Ingress / Egress Location Approval _____
(Engineer's Initials)	Special Conditions: <u>approved per plan</u>

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).

X Applicant Signature [Signature] Date 6-11/2009
 Planning Approval [Signature] Date 6/11/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>NO WTR / SWR Change</u>
Utility Accounting _____	Date <u>6/11/09</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)