

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

Planning \$ <u>N/C</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 1515 N 7th  
 Parcel No. 2945-114-00-018  
 Subdivision Capitol Hill  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 20

Multifamily Only:  
 No. of Existing Units 3 No. Proposed no chg  
 Sq. Ft. of Existing no chg Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 6570  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Frederic D. Dimpkins SP  
 Address 1515 N. 7th St  
 City / State / Zip GL, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business \*

Other: TRACKING of office to

\* FOR CHANGE OF USE: office use only (previous energy co. office)

\*Existing Use: no chg

\*Proposed Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name DKB Construction Services  
 Address 1515 N. 7th St  
 City / State / Zip GL, CO 81501  
 Telephone 970-434-3430

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 <u>R0</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5/5</u> from PL Rear <u>10/5</u> from PL	Parking Requirement <u>no chg</u>
Maximum Height of Structure(s) <u>35</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

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 Dennis B. Burkman Date 10/09/09  
 Planning Approval C Mcker Date 10/9/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____
Utility Accounting _____ Date _____

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)