

19261-0

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

| |
|---------------------------|
| Planning \$ <u>No chg</u> |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2917 F Rd
 Parcel No. 2943-082-00-043
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units 2 No. Proposed No chg
 Sq. Ft. of Existing 2968 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 2.773
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GARY Doudy
 Address 2917 'F' Rd
 City / State / Zip GRAND JCT CO 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Adding electrical pedestal to plug in RV - not to be used as accessory dwelling unit
 * FOR CHANGE OF USE: _____

APPLICANT INFORMATION:

Name SMUE
 Address _____
 City / State / Zip _____
 Telephone _____

*Existing Use: _____
 *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 R4 Maximum coverage of lot by structures 50
 SETBACKS: Front 20/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 7/3 from PL Rear 25/5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Floodplain Certificate Required: YES _____ NO _____
 Voting District _____ Ingress / Egress Location Approval _____ Special Conditions: _____
 (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 [Signature] Date 11-2-09
 Planning Approval [Signature] Date 11/2/09

| | | | |
|--|---------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>Kochy</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>11/2/09</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)