

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

Planning \$ <u>5<sup>00</sup></u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2863 1/2 North Ave  
 Parcel No. 2943-181-00-004  
 Subdivision \_\_\_\_\_  
 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 Jon Arellano  
 Address 18221 DS Rd  
 City / State / Zip Glade Park CO 81523

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: add window

**APPLICANT INFORMATION:**

Name Carlos Gutierrez  
 Address 479 teco ct  
 City / State / Zip Grand Jct CO 81504  
 Telephone 970-201-7733

\* FOR CHANGE OF USE:

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

**PAID**  
 AUG 17 2009  
 KB

Estimated Remodeling Cost \$ Less than \$20,000<sup>00</sup>  
 Current Fair Market Value of Structure \$ 178,220.00

**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>C-1</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 _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	Special Conditions: _____

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 Carlos Gutierrez Date 8/17/09  
 Planning Approval Pat O'Connell Date 8/17/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>no sewer/water</u>
Utility Accounting <u>Done</u> Date <u>8/17/09</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)