

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

**367-0**

Building Address 830 S 12<sup>th</sup>  
 Parcel No. 2945-242-12-016  
 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 BMD PROPERTIES  
 Address 225 Elm Ave.  
 City / State / Zip GALT, CA. 95632

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel       Change of Use (\*Specify uses below)  
 Addition       Change of Business  
 Other: plumbing work-interior

**APPLICANT INFORMATION:**

Name Carmack Construction  
 Address 3287 C RD.  
 City / State / Zip PALISADE, CO. 81526  
 Telephone 433-0358

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_ JAN 0 0 2010  
 \*Proposed Use: \_\_\_\_\_ LED  
 Estimated Remodeling Cost \$ repairing broken  
 Current Fair Market Value of Structure \$ Line

**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>F-2</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: _____	

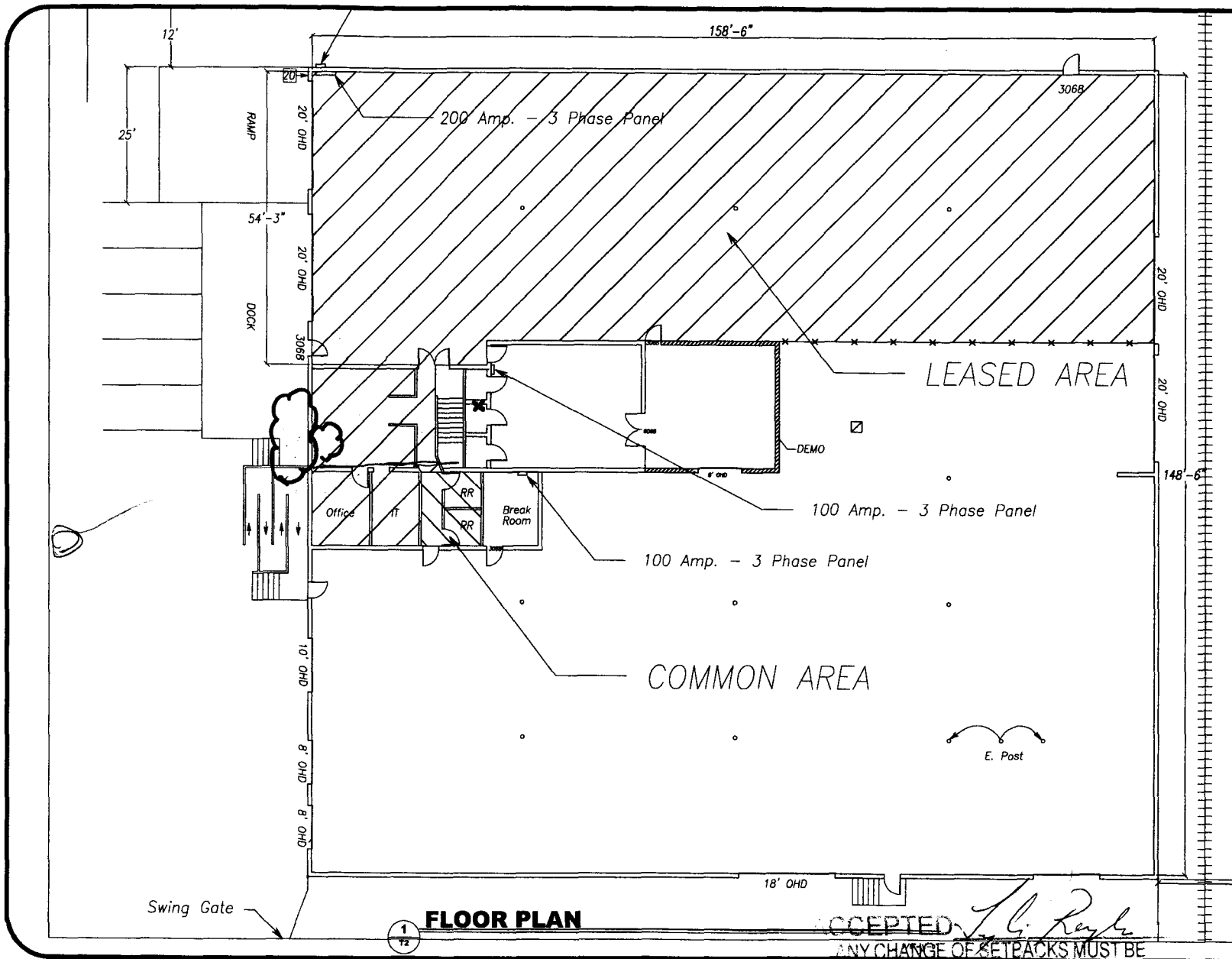
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 2-9-10

Planning Approval [Signature] Date 2-9-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/9/10</u>		



**FLOOR PLAN**

Project name and address

**BMD - Grand Junction**  
 830 So. 12th Street  
 Grand Junction, CO 81501

1	Internal Revision	SL	12/14/08
No.	Revision/Issue	By	Date

Designer:  
 BMD Properties LLC  
 225 Elm Ave  
 Galt, CA 95632

Owner:  
 BMD Properties LLC  
 225 Elm Ave  
 Galt, Ca 95632

Job Number: \_\_\_\_\_ Sheet: \_\_\_\_\_

Date Drawn: \_\_\_\_\_

Drawn By: \_\_\_\_\_

Checked By: \_\_\_\_\_

ACCEPTED *J. G. Ray*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND RECORD THEM.

Bryan Carmack 433-0358 PLEASE CALL