

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

Planning \$ <u>10⁰²</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 606 1/2 29 Rd
 Parcel No. 2943-053-00-136
 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 Donny Eilts
 Address 606 1/2 29 Rd
 City / State / Zip GT 81504

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970 216 0630

* FOR CHANGE OF USE:
 *Existing Use: Const. trailer on property
 *Proposed Use: **PAID**
 JUL 05 2010
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ RS

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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>/</u>		
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	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 Donny Eilts Date 7/6/10
 Planning Approval Pat Deen Date 7/6/10

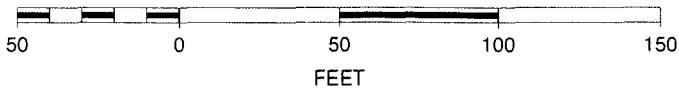
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(X)</u> W/O No. <u>no water or sewer</u>
Utility Accounting <u>Pat Deen</u> Date <u>7-6-10</u>

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)

606^{1/2} 29 Rd



SCALE 1 : 707



Construction Trailer
ACCEPTED *Pat O'Connell 7/6/10*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE ALL STRUCTURES
ON THE PROPERTY.

