

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

**PLANNING CLEARANCE**  
 (Multifamily & Nonresidential Remodels and Change of Use)  
**Community Development Department**

BLDG PERMIT NO.
FILE #

Building Address 722 23<sup>rd</sup> St  
 Parcel No. 2701-323-10-946  
 Subdivision Grand Park Plaza  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

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 Grand Jct. Drainage Dist.  
 Address 722 23<sup>rd</sup> St  
 City / State / Zip W Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: interior walls

**APPLICANT INFORMATION:**

Name Agape' Christ. Ch.  
 Address 105 Main St  
 City / State / Zip W Co 81503  
 Telephone 260-9921

**\* FOR CHANGE OF USE:**

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

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

Estimated Remodeling Cost \$ 3000

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE I-2 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) \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 12/26/04

Department Approval Gayleen Henderson Date 12-22-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>		Date <u>12/27/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)