

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 # \_\_\_\_\_

**FIRST CHURCH OF CHRIST, SCIENTIST**  
P.O. Box 2321  
Grand Junction, CO 81502

Building Address 535 N. 7TH 2  
Parcel No. 2945-141-36-951  
Subdivision City of Grand Junction  
Filing \_\_\_\_\_ Block 61 Lots 11-15

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 FIRST CHURCH of CHRIST, SCIENTIST  
Address PO BOX 2321  
City / State / Zip GRAND JCT CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: PLATFORM LIFT

**APPLICANT INFORMATION:**

Name Rocky ARNOTT  
Address 2669 PARADISE DR  
City / State / Zip GR JCT CO 81506  
Telephone 970 245 1000

**\* FOR CHANGE OF USE:**

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

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

Estimated Remodeling Cost \$ 28,700

Current Fair Market Value of Structure \$ 263,910  
~~65,610~~  
*(Assessor's Value updated 5-17-04 by Reed Orr)*

**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 PD 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: per review

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

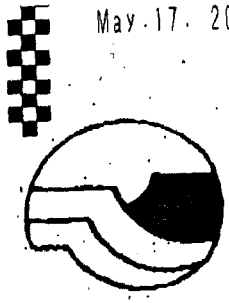
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Rocky Arnett, HOUSE CHIEF Date 5/5/2004  
Department Approval Gayleen Henderson Date 5-17-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Robert Curholt</u>	Date <u>5/17/04</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)



# Mesa County Assessor



Mesa County Courthouse Annex • P.O. Box 20,000-5003 • Grand Junction, Colorado 81502-5003 • Ph: (970) 244-1610

## FAX COVER SHEET

Total number of pages (including cover sheet): 2 Date 5-17-04

To: Rocky Arnett

Company: \_\_\_\_\_

Fax Number: 245-2825

Telephone Number (s): \_\_\_\_\_

Confirmation Number (s): \_\_\_\_\_

Return Fax No(s): \_\_\_\_\_

Contact Person or Department: \_\_\_\_\_

Special Instructions / Comments: \_\_\_\_\_

ATTN: GAYLEEN  
256-4031

FROM: ROCKY 245-1000

Received Time May 17 8:58AM

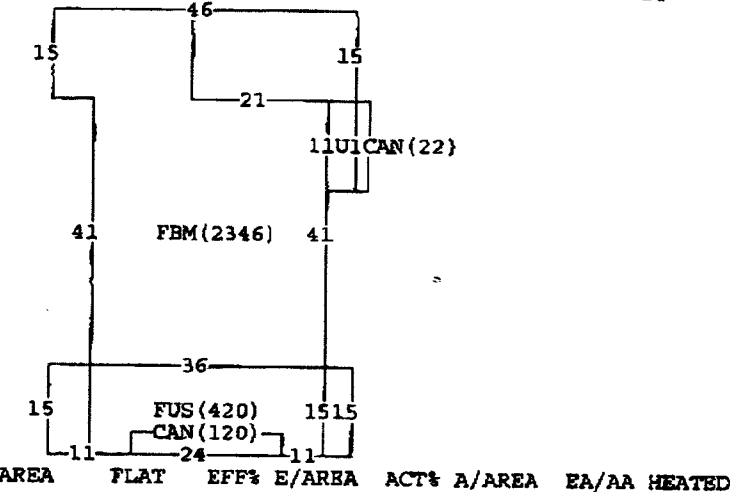
CHG DEP PER VA  
RI:REMEASURE,ADD FUS WHICH IS  
CHURCH BALCONY,PART OF FEM TO  
UBM.FACE BRICK TO COMMON BRICK

Model 10  
Building Type 9251  
Arch Style 40  
Quality 03  
Condition 03  
Interior Wall 1 19  
Interior Wall 2 00  
Roof Cover 03  
Roof Structure 03  
Interior Wall 1 03  
Interior Wall 2 06  
Floor Cover 1 14  
Floor Cover 2 00  
Heating Fuel 03  
Heating Type 04  
Air Condition 03  
Frame 03  
Stories 010  
Units 0001  
Comm'l Fixtures 0007  
Comm'l Wall Hght 20  
Size Adj 00250  
Actual Year Blt 1929  
Eff. Year Blt 1985  
REL 45  
Special Cond 000000  
Spec Cond Code

COMMERCIAL-  
RELIG CHURC  
CHURCH  
AVERAGE  
AVG CONDITI  
COMMON BRIC  
N/A  
ASPH/COMP S  
GABLE OR HI  
PLASTER  
WOOD/CUSTOM  
CARPETING  
N/A  
GAS  
FORCED AIR  
CENTRAL AIR  
MASONRY  
1 STORY

7 FIXTURES  
20 FEET  
APPROX 250  
45-year Lif

Site Address: 000535 N 7TH ST



AREA	PLAT	EFF%	E/AREA	ACT%	A/AREA	EA/AA	HEATED
BAS	2736	1.00	2736	1.00	2736	2736	2736
FUS	420	1.00	420	1.00	420	420	420
CAN	142	0.20	28	1.00	142	28	
UST	55	0.50	28	1.00	55	28	
UBM	2736	0.35	958	1.00	2736	958	

\*\*Additional Subareas Exist, See Draw Summary Screen\*\*  
BAS(L46D15R5D41FUS(D15R6U5R24D5R6U15L36) LSD15R11CAN(U5  
R24D5L24) U5R24D5R11U15L5U41UST(R5CAN(R2D1L1L2U11) D11LSU  
11) RSU15) UBM(L26FBM(L20D15R5D41L5D15R11U5R24D5R11U15L5  
U41L21U15)L20D15R5D41L5D15R11U5R24D5R11U15L5U41RSU15).

Land Value 55,000  
Misc Value 14,090  
Bldg Value 263,910  
Total Value 333,000  
Value By Market Cama

Effective Area 4,874  
Points 1.0999  
Bldg Rate 62.96  
RCN 306,868  
Pct Good 0.8600  
OBSOL 0.0000  
Building Value 263,910

BOOK PAGE DATE QS SALE PRICE  
PERMIT NO TYPE DATE AMOUNT  
0 RI 0000

Appraiser RLO REED L. ORR  
Appr Date 05/13/04  
Use Code 9000 Exempt  
NBHD 10.98 Exempt-Commercial  
L100 M100 B113

MISC BLDG CODE	DESC	LENGTH	WIDTH	UNITS	ADJ PRICE	EYB DT	PCT	ADJUSTMENT	VALUE
1 1 0107	CONC-COMM 0-499S	.00	.00	442.00	3.58	1929 20	80.00	1.00	320
2 1 0107	CONC-COMM500-999	.00	.00	878.00	3.22	1997 20	10.00	1.00	2,540
3 1 0115	ASPH.COM 3K-15K	62.00	142.00	8804.00	1.50	1997 15	15.00	1.00	11,230

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT CODE/FACTOR	VALUE
1 9151 RELIGIOUS CHURCH		13750.00 S	1.00 GJ	4.00 .00 .00 .00	55,000

MAY 17 2004 9:12AM AMCON - COVER ALL 970 245 8825

5700-0488 P. 2

