

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 #

9931-6162

Building Address 730 Mesa Ave
 Parcel No. 2945-114-09-951
 Subdivision Mesa
 Filing _____ Block 1 Lot 10-12

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 SDA Association
 Address 730 Mesa Ave
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: Elevator

APPLICANT INFORMATION:

Name Ronald D Lowe
 Address 730 Mesa Ave
 City / State / Zip Grand Junction CO 81501
 Telephone 242-7747

* FOR CHANGE OF USE:
 *Existing Use: Church
 *Proposed Use: Elevator for church

Estimated Remodeling Cost \$ 548,630.00
 Current Fair Market Value of Structure \$ 25,000

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> 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 Ronald D Lowe Date July 6, 2004

Department Approval [Signature] Date 7/7/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Elevator</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/7/04</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)



STATEMENT OF THE APPLICANTS
SCALE 1/8" = 1'-0"
APPROVED BY THE APPLICANTS
DEPT. OF PLANNING AND ZONING
RES. ON THE APPLICANTS
LOCATE AND IDENTIFY THE
AND PROPERTY LINES

ACCEPTED FOR SETBACKS
38 FEET
100
150
holladay ms/1/1/04

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