

Planning \$	<del>15.00</del> 5.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

337-238 (2)

Building Address 831 Noland Ave  
Parcel No. 2945-231-16-938  
Subdivision Benton Canon  
Filing 1st sub Block 11 Lot 7-9

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 5,000 Sq. Ft. Proposed 5,000  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Mesa County  
Address 1000 South Ninth St  
City / State / Zip Grand Junction, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Bud Thompson  
Address 1000 South Ninth St  
City / State / Zip Grand Junction, CO 81501  
Telephone 216-1323

**\* FOR CHANGE OF USE:**

\*Existing Use: Road maintenance shop/office  
\*Proposed Use: Roadmaint. shop/office

Estimated Remodeling Cost \$ 5,000  
Current Fair Market Value of Structure \$ 184,940

**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 F-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15'/25' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5'/5' from PL Rear 10'/10' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 40' Special Conditions: no change of use

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 Bud Thompson Date May 28, 2004  
Department Approval Bayleen Henderson Date 5-28-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>interior remodel</u>
Utility Accounting <u>no answer</u>	Date <u>5-28-04</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)