

509-353

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

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

Building Address 940 S. 10th St.

Parcel No. 2945-231-12-001

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

### OWNER INFORMATION:

Name Whitewater Building Materials

Address 940 S. 10th St.

City / State / Zip Grand Junction, CO

### APPLICANT INFORMATION:

Name MTB CONSTRUCTION

Address 4344 Kannah Cr

City / State / Zip Whitewater, CO 81527

Telephone 970-243-6889

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing 600 Sq. Ft. Proposed 600

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

### DESCRIPTION OF WORK & INTENDED USE:

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

### \* FOR CHANGE OF USE:

\*Existing Use: Storage

\*Proposed Use: Storage

Estimated Remodeling Cost \$ 60,000

Current Fair Market Value of Structure \$ 331,780.00

**REQUIRED: One plot plan, on 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 X

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Parking Requirement N/A

Maximum Height of Structure(s) \_\_\_\_\_

Special Conditions: Any further expansion or remodel will require Site Plan Review & upgrades to the site.

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 9/12/05

Department Approval [Signature] Date 9/12/05

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 00 change in use

Utility Accounting [Signature] Date 9/12/05

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)

9/12/05  
 ACCEPTED *Chris Hall*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

# REVISED SITE PLAN WHITEWATER BUILDING MATERIALS CORP

940 South 10th Street  
 Grand Junction, CO

TUMAC INDUSTRIES, INC.  
 2945-231-11-002 2945-231-11-004  
 2945-231-11-003 2945-231-05-001

