

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

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1269-806

Building Address 464 25 1/2 Rd
 Parcel No. 2945-151-11-014
 Subdivision 6450 West Subdivision
 Filing 2 Block 5 Lot 4

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing Apprx 2390 Sq. Ft. Proposed Interior Remodel
 Sq. Ft. of Lot / Parcel Apprx 21,315 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5820 sq ft Apprx

OWNER INFORMATION:

Name Paul Coleman
 Address 1344 Sage Ridge Rd
 City / State / Zip MEEKER, CO 81641

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____
 * FOR CHANGE OF USE: Industrial Rock Cutting - no change
 * Existing Use: Storage Area
 * Proposed Use: Break/Lunch Room with Bathroom & kitchen also Meeting Room (Interior Remodel)
 Estimated Remodeling Cost \$ Apprx 12,000.00
 Current Fair Market Value of Structure \$ Apprx 250,000.00

APPLICANT INFORMATION:

Name Robert Darssey
 Address P.O. Box 40483
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-986-1783

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>C-2</u>	Maximum coverage of lot by structures <u>n/a</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	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 Robert Darssey Date 2-8-05
 Department Approval B Paulson Date 2-8-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting <u>EXISTING EQ EFFICIENT (5000 GPD)</u>	Date <u>2/8/05</u>	<u>APPLICATION 9/100</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)

464 25 1/2 Road
Grand Jct. Colorado

Six City West Subdivision
Filing # 2 Block # 5 Lot # 14
Tax Parcel # 2745-151-11-014

Setbacks 15' Front
0' Side
10' Rear

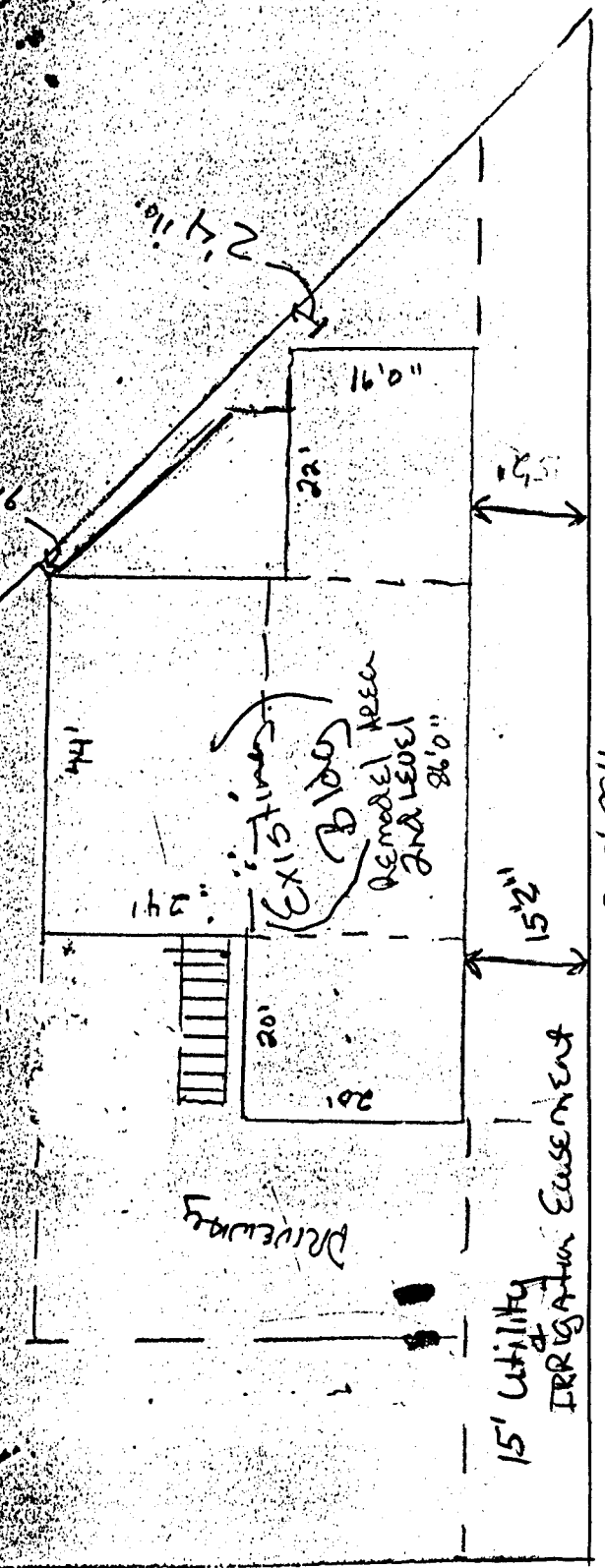
BACK

10' Utility Easement

Interior Remodel
2nd Level

(Side) 10' 0" 0"

(Side)



15' Utility IRRIGATION Easement

FRONT 202' 89"

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 2/15/05 7:40:01 AM
Subject: RE: Superior Contracting, Inc.

2/15/05

Based on information submitted to this office, Superior Contracting, Inc., located at 464 25.5 Road, will not be required to install an oil/sand interceptor. They are going to utilize a small sump or some type of sedimentation device to settle waste material generated from flagstone cutting and polishing.

Should you have questions or comments, please contact Mike Shea or myself at #256-4180.