

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE # MBP-2005-21

Planning \$	<u>pd</u>
TCP \$	<u>2223.00</u>
Drainage \$	<u>-</u>
SIF\$	<u>N/A</u>

Building Address 800 highway 50

Parcel No. 2945-261-15-007

Subdivision Orchard Mesa Hts.

Filing - Block 20 Lot 29 to 38

Multifamily Only: No. of Existing Units N/A No. Proposed per Mesa CO

Sq. Ft. of Existing 4875 Sq. Ft. Proposed 1000

Sq. Ft. of Lot / Parcel .824 acres

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

OWNER INFORMATION:

Name Brad Humphrey

Address 627 Fletcher Lane

City/State/Zip Grand Junction Co 81505

APPLICANT INFORMATION:

Name Brad Humphrey

Address 800 Highway 50

City/State/Zip Grand Junction Co 81503

Telephone 256-7338

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input checked="" type="checkbox"/> Addition
<input type="checkbox"/> Change of Use (*Specify uses below)	
<input type="checkbox"/> Other: _____	

* FOR CHANGE OF USE:

*Existing Use: RV Sales

*Proposed Use: same (shop bldg) # storage

Estimated Remodeling Cost \$ 20.0% expansion

Current Fair Market Value of Structure \$ \$127,910

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 C-1 Maximum coverage of lot by structures FAR=1.0

SETBACKS: Front 25' from property line (PL) Landscaping/Screening Required: YES X NO _____

Side 5' due to zoning from PL Rear 10' from PL Parking Requirement _____

Maximum Height of Structure(s) 40' Special Conditions: No utilities - except electric

Voting District _____ Ingress / Egress Location Approval 14' MPE document to be recorded.
(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 Brad Humphrey Date 7-16-05

Department Approval Ronnie Edwards APA Date 11/4/05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>Deerhot</u>			Date <u>11/7/05</u>

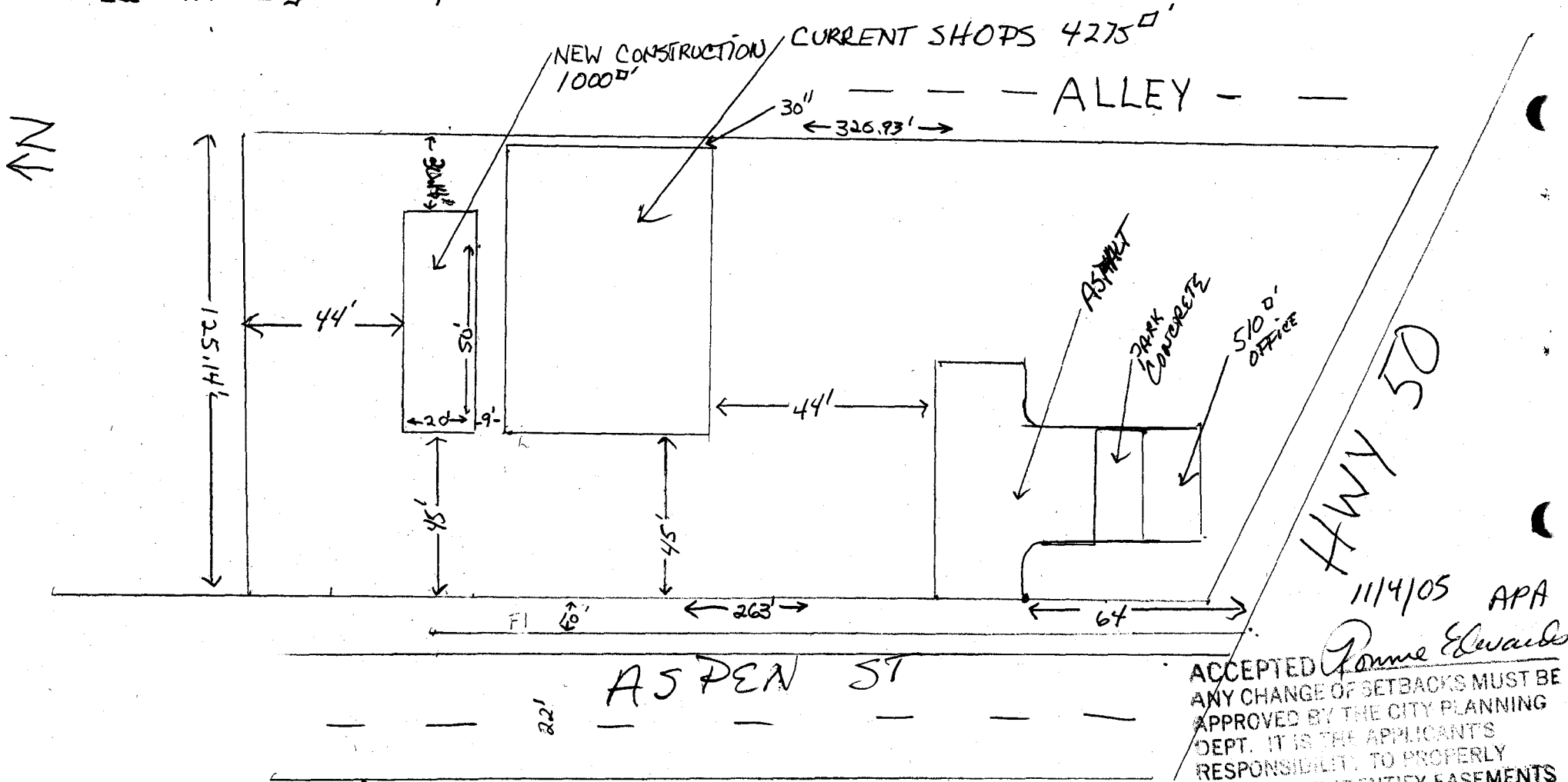
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

F1 63'
 F2 45'
 F3 20'
 S 44'
 R 30.14'
 W 125.4'

HUMPHREY RV & TRAILER
 800 HWY. 50
 GRAND JUNCTION, CO 81503
 (970) 256-7338

D 263' FRONT 320.93' REAR
 HEIGHT OF PROP. STRUCTURE 16'
 1000 sq' GROUND FLOOR

MIN FF ELEVATION 2.5' ABOVE CENTERLINE OF PAVEMENT IN ASPEN STREET OVER THE DRAIN
 SEE FF/FP ENGINEERING REPORT



SITE PLAN

11/4/05 APA
Pomme Edwards
 ACCEPTED
 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.

