

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # NA

Building Address 1441 MOTOR STREET

Parcel No. 2945-104-21-018

Subdivision N/A

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name LINCOLN DEVORS

Address 1441 MOTOR STREET

City / State / Zip G.J. Co. 81501

APPLICANT INFORMATION:

Name SKEETA CONSTRUCTION INC.

Address P.O. Box 4247

City / State / Zip G.J. Co 81502

Telephone (970) 245-9008

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed 1060

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: entry addition

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ 20,000

Current Fair Market Value of Structure \$ _____

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-2

Maximum coverage of lot by structures _____

SETBACKS: Front 15 from property line (PL)

Landscaping/Screening Required: YES _____ NO X

Side 0 from PL Rear 10 from PL

Parking Requirement NA

Maximum Height of Structure(s) _____

Special Conditions: Entry addition

Voting District B

Ingress / Egress

Location Approval

(Engineer's Initials)

only

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 _____ Date 10/4/05

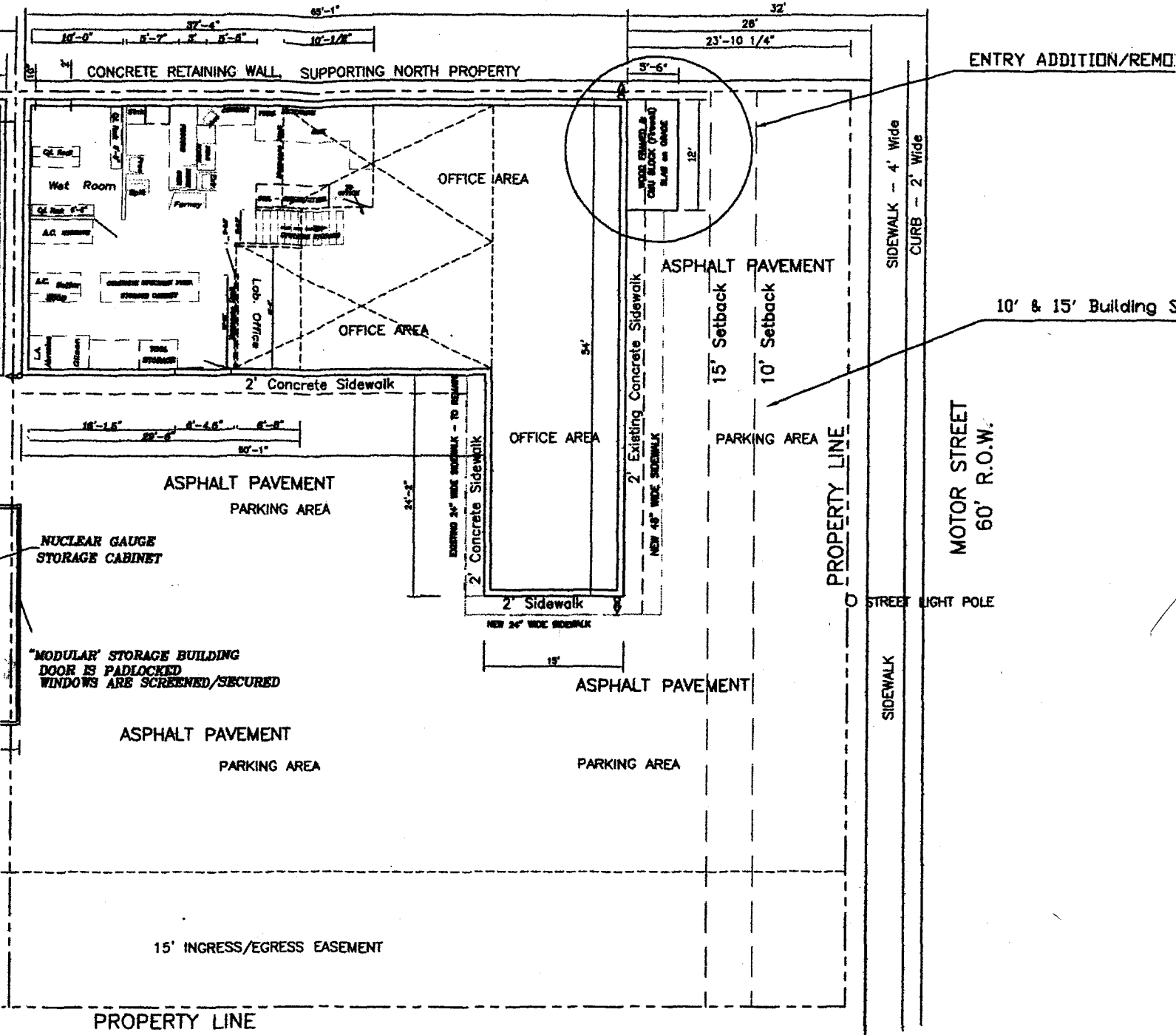
Department Approval _____ Date 10/4/05

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting _____ Date 10/4/05

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)

COMMERCIAL



ENTRY ADDITION/REMO.

10' & 15' Building S

MOTOR STREET
60' R.O.W.

STREET LIGHT POLE

SIDEWALK

SIDEWALK - 4' Wide
CURB - 2' Wide

15' INGRESS/EGRESS EASEMENT

PROPERTY LINE

COMMERCIAL
AUTO REPAIR

PARKING/DRIVEWAY

ASPHALT PAVEMENT

ACCEPTED *10/4/05*
Faye 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.

GRAND JUNCTION LINCOLN
 1441 Motor Street, F

GRAND JUNCTION LINCOLN DeVORE

DRAWN BY: E. M. MORRIS SCALE: PLAI
 CHECKED BY: FILE # 1441 F