Planning $ 5.00	
TCP $	
Drainage $	
SIF$	

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

BLDG PERMIT NO.

FILE #

Building Address _636 SOUTH AVE_

Parcel No. _2945-144-41-931_

Subdivision _____

Filing _____ Block _147_ Lot _____

OWNER INFORMATION:

Name _MESA COUNTY_

Address _315 N. SPRUCE (FACILITIES + PARKS)_

City / State / Zip _GRAND JUNCTION 81502_

APPLICANT INFORMATION:

Name _SCOTT LAYTON_

Address _P.O. Box 20,000-5024_

City / State / Zip _G.J. CO. 81502_

Telephone _970-244-3234/244-3231_

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

Sq. Ft. of Existing _6030_ Sq. Ft. Proposed _5470_

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: _HVAC_

* FOR CHANGE OF USE:

*Existing Use: _GOVT._

*Proposed Use: _GOVT_

Estimated Remodeling Cost $ _100,000.-_

Current Fair Market Value of Structure $ _226,080.00_

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_

SETBACKS: Front _____ from property line (PL)

Side _____ from PL   Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____   Ingress / Egress Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES_____ NO X

Parking Requirement _N/A_

Special Conditions: _Interior remodel_

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 _Scott Layton_ Date _3/18/05_

Department Approval _Illslie Aragon_ Date _3/18/05_

Additional water and/or sewer tap fee(s) are required:	YES	NO X	W/O No.
Utility Accounting _Neuhold_		Date _3/18/05_	

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)**