

Planning \$ 76.00 PDW VAR
TCP \$ 0
Drainage \$ 0
SIF\$ 0

LANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

91586-4934

BLDG PERMIT NO. ^{copy}
FILE # VAR-2006-132

Building Address 1333 N 13th
 Parcel No. 2745-123-18-017 975
 Subdivision Henderson Heights
 Filing _____ Block 3 Lot 16 & 17

Multifamily Only:
 No. of Existing Units 8 No. Proposed Same
 Sq. Ft. of Existing 1,944 Sq. Ft. Proposed 17
 Sq. Ft. of Lot / Parcel 6,244
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Phoenix, LLP
 Address 524 30 Rd. Suite 3
 City / State / Zip Grand Junction CO 81504

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Access Lift to unit

APPLICANT INFORMATION:

Name Coleen Simpson
 Address 524 30 Rd. Suite 3
 City / State / Zip Grand Junction, CO 81504
 Telephone 970 241-2871 x111

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 25,000 - 30,000

Current Fair Market Value of Structure \$ ~~400,000.00~~
265,000.00

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 RMF-16 Maximum coverage of lot by structures 75%
 SETBACKS: Front 20'* from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Parking Requirement Existing
 Maximum Height of Structure(s) 40' Special Conditions: *Per variance - 10'
 Voting District _____ Ingress / Egress Location Approval setback from Kennedy Ave
 (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 Coleen Simpson Date 2-16-06

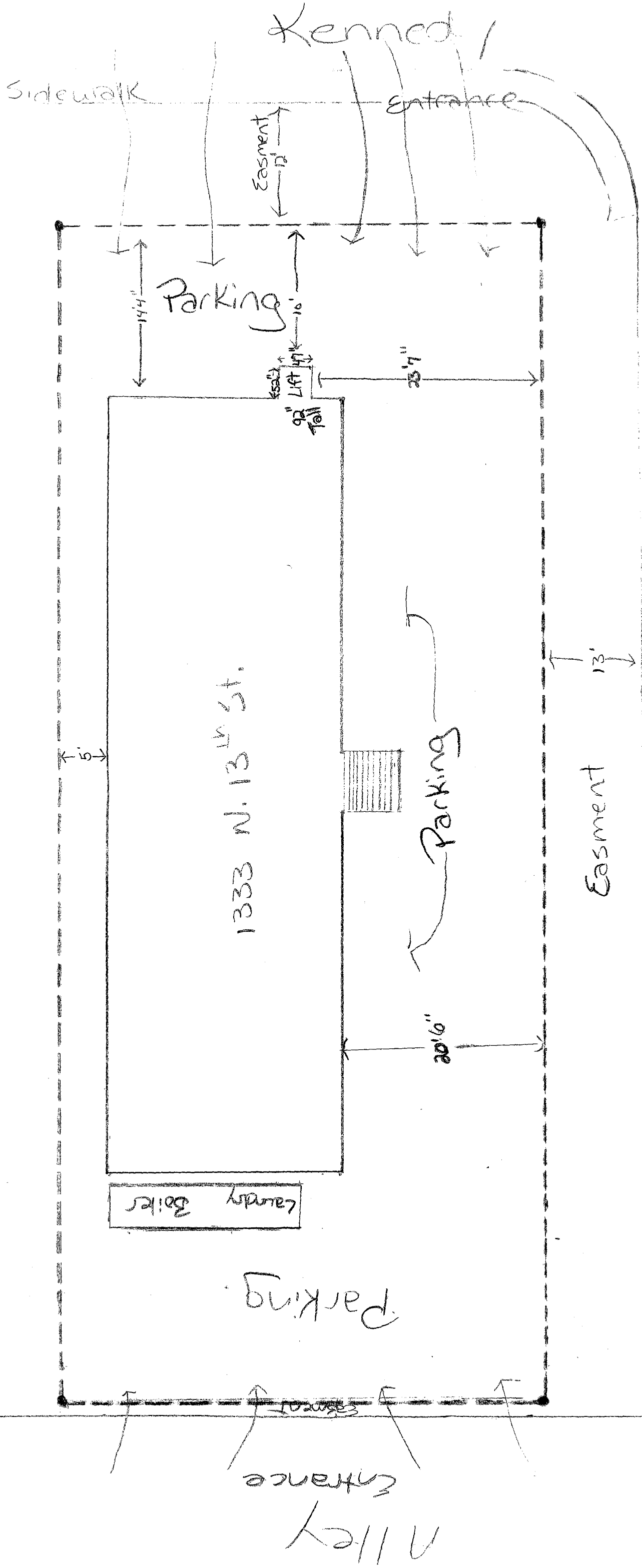
Department Approval Kristen L. Mikol Date 6/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Nothing in use</u>
Utility Accounting <u>Chl Cal</u>	Date <u>6/14/06</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)

Vicinity Sketch



ACCEPTED *KHA 6/14/06*
 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

13[±] St.

1" = approx. 10'
 --- = Property Line
 Lift = Proposed Change
 → Entrance to property
 Residential Neighborhood
 .1413 Acres