

Planning \$	5. -
TCP \$	_____
Drainage \$	_____
SIF\$	_____

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 736 24 1/2 Rd

Parcel No. 2701-334-30-951

Subdivision POMONA PARK

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 26

**OWNER INFORMATION:**

Name CANYONVIEW VINEYARD Church

Address 736 24 1/2 Rd

City / State / Zip Grand Jct Co 81505

**APPLICANT INFORMATION:**

Name ROPER CONSTRUCTION

Address 2707 B ROAD

City / State / Zip Grand Junction Co 81503

Telephone 970-260-5648

Multifamily Only: \_\_\_\_\_  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing 70,000 Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel 17.015

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

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition Lobby Enclosure  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 130,000

Current Fair Market Value of Structure \$ 5,475,940. -

**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-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: \_\_\_\_\_

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

*[Signature]*  
**JAN 12 2006**

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 [Signature] Date 1/12/06

Department Approval [Signature] Date 1-12-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1/12/06</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)