

Planning \$ <u>pdw/App</u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
FILE # <u>COU-2006-177</u>

Building Address 506 23 1/2 Rd
Parcel No. 2943-074-00-106
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 1460 Sq. Ft. Proposed 1460
Sq. Ft. of Lot / Parcel 3 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) no change

OWNER INFORMATION:

Name Homeward Bound of the Grand Valley
Address 2853 North Ave
City / State / Zip Grand Junction, Co 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

APPLICANT INFORMATION:

Name Same - Teresa Black
Address _____
City / State / Zip _____
Telephone 256-9424 250-4098

*** FOR CHANGE OF USE:**

*Existing Use: Day care - headstart
*Proposed Use: Family emergency shelter
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ 215,000

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 no change
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side 0' from PL Rear 10' from PL Parking Requirement no change
Maximum Height of Structure(s) 40' Special Conditions: _____
Voting District N/A Ingress / Egress Location Approval FAR. J. 0 NO Kitchen ~ 5pm + 8am -
(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 Teresa Black Date May 9, 2006
Department Approval Santa Castells Date 7/14/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Robi Overholt</u>		Date <u>7/14/06</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)