

Planning \$	10 ⁰⁰
TCP \$	0
Drainage \$	0
SIF \$	0

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

BLDG PERMIT NO.
FILE # <u>None</u>

Building Address 543 31 Rd
Parcel No. 2943-094-77-951
Subdivision 31 Road Business Park
Filing Block Lot 138

Multifamily Only:
No. of Existing Units 0 No. Proposed 0
Sq. Ft. of Existing Sq. Ft. Proposed
Sq. Ft. of Lot / Parcel 1.424 ac
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed)

OWNER INFORMATION:

Name Westgate FWB CHURCH
Address 543 31 Rd
City / State / Zip Grand Junction Co 81504

APPLICANT INFORMATION:

Name Chad Kivette
Address 481 Casey Way
City / State / Zip Grand Junction Co 81504
Telephone (970) 314-5400

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: Church
*Proposed Use: Same

Estimated Remodeling Cost \$ 2500⁰⁰

Current Fair Market Value of Structure \$ 250,000

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 <u>C-1</u>	Maximum coverage of lot by structures <u>FAR 1.00</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES <u> </u> NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>Remodel only</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u> </u>
Voting District <u>C</u>	Ingress / Egress Location Approval <u>N/A</u> (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 [Signature] Date 6/13/06
Department Approval [Signature] Date 6/13/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Code 6036</u>	Date <u>6/13/06</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)