Planning \$
TCP\$ -
Drainage \$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.			
			
	4		
FILE#			

Community Development Department

SIF\$			
Building Address 130 N. 441 4 451 Roud, 137 N. 514	Multifamily Only: No. of Existing Units No. Proposed		
Parcel No. 2945-143-16-947, 2945-143-16-949, 2945-143	Sq. Ft. of Existing Sq. Ft. Proposed		
Subdivision			
Filing Block 103 Lot 1-/6 OWNER INFORMATION:	Sq. Ft. of Lot / Parcel		
•	, , , , , , , , , , , , , , , , , , , ,		
Name Downtown Development Authority	DESCRIPTION OF WORK & INTENDED USE:		
Address 248 South 4th street	Remodel Addition Change of Use (*Specify uses below)		
City/State/Zip Grand Junction, CO 8/50/	* FOR CHANGE OF USE:		
APPLICANT INFORMATION:			
Name Mike Curtis City of Gana Junction	*Existing Use:		
Address 250 North 5th Street	*Proposed Use:		
City/State/Zip Grand Junction, CO 8/50/	Estimated Remodeling Cost \$		
Telephone 970 - 256- 400 4	Current Fair Market Value of Structure \$		
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.			
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THIS SECTION TO BE COMPLETED BY COMM			
THIS SECTION TO BE COMPLETED BY COMM	UNITY DEVELOPMENT DEPARTMENT STAFF		
THIS SECTION TO BE COMPLETED BY COMM	Maximum coverage of lot by structures		
THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL)	Maximum coverage of lot by structures NO		
THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL) Side from PL Rear from PL	Maximum coverage of lot by structures NO Parking Requirement		
THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Ingress / Egress Location Approval	Maximum coverage of lot by structures Landscaping/Screening Required: YESNO Parking Requirement Special Conditions:		
THIS SECTION TO BE COMPLETED BY COMM ZONE from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Voting District lngress / Egress Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied un	Maximum coverage of lot by structures		
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THIS SECTION TO BE COMPLETED BY COMM ZONE 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) Modifications to this Planning Clearance must be approved, is structure authorized by this application cannot be occupied ur Occupancy has been issued, if applicable, by the Building Deput I hereby acknowledge that I have read this application and the isordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to nor	Maximum coverage of lot by structures Landscaping/Screening Required: YESNO Parking Requirement Special Conditions:		
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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)