

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Community Development Department

BLDG PERMIT NO.
FILE #

314 So 6<sup>th</sup> St 1061-676

Building Address 625 UTE AVE  
 Parcel No. 2945-143-31-948  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel .809 ac.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name GJ POLICE DEPT  
 Address 625 UTE 314 South 6<sup>th</sup> St  
 City / State / Zip GJ CO 81501

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Covenant Construction  
 Address PO Box 40771  
 City / State / Zip GJ CO 81504  
 Telephone 970 523 8555

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 5,720<sup>00</sup>  
 Current Fair Market Value of Structure \$ 1,041,740

**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 B-2 Maximum coverage of lot by structures N.A  
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES na NO \_\_\_\_\_  
 Side 0 from PL Rear 0 from PL Parking Requirement N.A  
 Maximum Height of Structure(s) 65' Special Conditions: #  
 Voting District na Ingress / Egress Location Approval na. interior remodel  
 (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 07/07/06

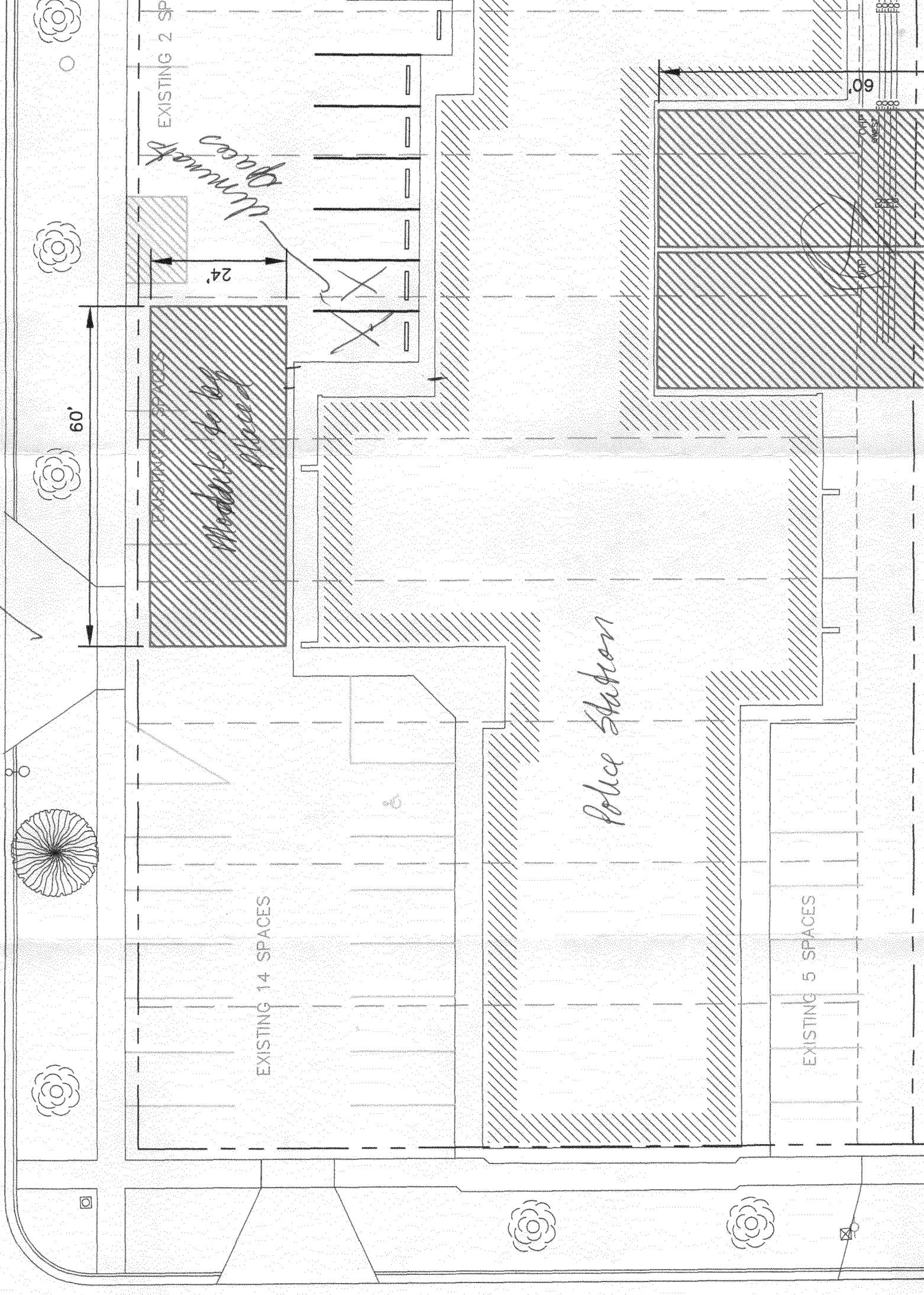
Department Approval \_\_\_\_\_ Date \_\_\_\_\_

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

Ute Ave.

Driveway to be closed



EXISTING 2 SP

EXISTING 2 SPACES

EXISTING 14 SPACES

Police Station

EXISTING 5 SPACES

6th St.

ACCEPTED *[Signature]*  
 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.