

Planning's \$	10 ⁰⁰
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. 102900

FILE #

Building Address 743 Horizon Drive

Parcel No. 2701-364-28-008

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Grand Junction

Address 9100 E. Panorama Dr. #300

City / State / Zip Englewood, CO 80112

APPLICANT INFORMATION:

Name Gateway Construction Corp.

Address 2829 North Ave #207

City / State / Zip Grand Junction, CO 81501

Telephone (970) 254-0242

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel 10 ac.

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

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Change of Use (*Specify uses below)
- Other: 6' wall, CMU BLOCK, STUCCO finish, aluminum gates, color to match bldg

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ _____

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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-1 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES _____ NO X

Side _____ from PL Rear _____ from PL Parking Requirement N/A

Maximum Height of Structure(s) _____ Special Conditions: _____

Voting District _____ Ingress / Egress Location Approval _____
(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 12-7-06

Department Approval [Signature] Date 12-7-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Kate Cebrey Date 12/7/06

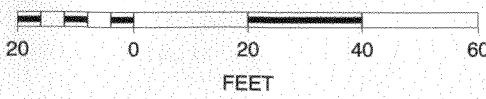
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



743 HORIZON DR

SCALE 1 : 393



WALL'S

ACCEPTED
12/7/06
Lisa Morgan

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO VERIFY LOCAL ORDINANCES AND PROPER LINES



City of Grand Junction GIS Zoning Map ©



SCALE 1 : 2,640

