

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 #

Building Address 2424 HWY 6450 #168
Parcel No. 2945-043-067007
Subdivision MESA MALL MINOR
Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Macerich
Address 2424 HWY 645
City / State / Zip Grand Jct., CO 81505

APPLICANT INFORMATION:

Name K & G Enterprises
Address 2525 High Country Ct. #B
City / State / Zip Grand Jct., CO 81501
Telephone 245-2046

Multifamily Only:
No. of Existing Units N.A. No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: _____

Estimated Remodeling Cost \$ 4500⁰⁰
Current Fair Market Value of Structure \$ 3,387,110

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 _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
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 Donald Lambert Date 7/11/06
Department Approval Judith A. Poir Date 7/11/2006

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>Temporarily</u>
Utility Accounting	<u>Other name</u>		Date <u>7/11/06</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) (Gold: Utility Accounting)

Fence (P.L.)

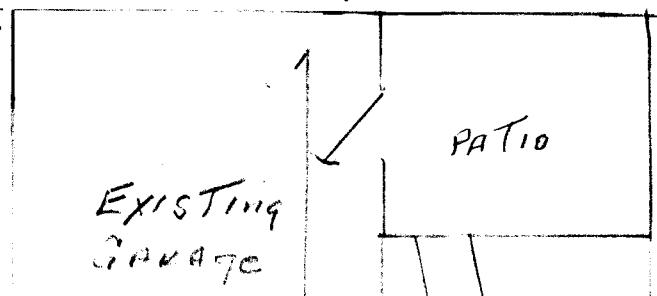
7114104
Accepted *Chavez Hall*

ACCEPTED
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.

Existing House
1681 Aspen ST.

Fence PL

10'9"
10'9"



EXISTING GARAGE

PATIO

24'6"

24'

EXISTING 4" CEMENT SLAB

18'

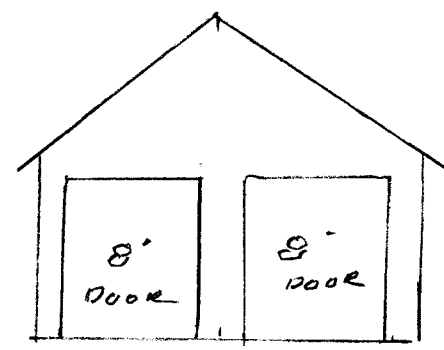
24'

side walk

Proposed CARPORT AT
1681 Aspen ST

41'

59'



FRONT of GARAGE

Edge of PAVEMENT.

CENTER PAINT STRIPE
SANTA CLARA AVE.