

Planning \$	5.00
TCP \$	<u>0</u>
Drainage \$	<u>0</u>
SIF\$	<u>0</u>

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

BLDG PERMIT NO.
FILE #

Building Address 2453 INDUSTRIAL BLVD
Parcel No. 2945-091-03016
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 0
Sq. Ft. of Existing _____ Sq. Ft. Proposed same
Sq. Ft. of Lot / Parcel .337 ac.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Dennis A Lynch & Johnny Lynch
Address 2453 Industrial Blvd
City / State / Zip CS CO

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: interior only
add bathroom expansion
* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name DAVID DRK CONSTRUCTION LLC
Address 3193 JAMILSON AV.
City / State / Zip GRAND JUNCTION CO.
Telephone 970-434-5379 81504

*Existing Use: office / shops
*Proposed Use: same

Estimated Remodeling Cost \$ 87,910.00
Current Fair Market Value of Structure \$ 115,810

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 n.g.
SETBACKS: Front n.g. from property line (PL) Landscaping/Screening Required: YES na. NO _____
Side n.g. from PL Rear n.g. from PL Parking Requirement n.g.
Maximum Height of Structure(s) n.g. 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 8-29-06
Department Approval Judith A. Roe Date 8-29-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>on septic</u>
Utility Accounting <u>Kate Celsberry</u>	Date <u>9/8/06</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)



Clearance

DATE 9/6/04

CLR #

06-233

Plumbing No Plumbing

ADDRESS

CITY

2453 Industrial Blvd Grand Jet

CO

81505

OWNER NAME

Tax #

2945-091-03-016

discription of changes/additions

INTERNAL REMODEL ON BATHROOM

COMMENTS APPLY TO THE PLANS AND SPECIFICATIONS SUBMITTED. ANY CHANGES IN PLANS AND/OR SPECIFICATIONS WILL BE SUBJECT TO REVIEW BY THE MESA COUNTY HEALTH DEPARTMENT.

FALSE OR INCORRECT INFORMATION WILL INVALIDATE THIS CLEARANCE.

The information provided by me on this Clearance form is true and accurate. This representation by me shall continue even after I no longer own the subject property. If any information provided by me or my agents for this Clearance is false or misleading, or if the plans or specifications are changed without review and written approval by the Mesa County Health Department, then this Clearance shall immediately become null and invalid. In that event, I shall be liable for all damages, cast, fees, statutory interest, and expenses, including attorney's fees, incurred by the Mesa County Health Department as a result or consequence of such false or misleading information

Owners signature

Renee Lynch

Date

9-6-06

CHANGES

The proposed Remodel of an existing bathroom will not add any sq footage to the building. Internal Remedel only. No information on file for ISPS.

Clearance approved by:

A. Calhoun

\$25.00

\$50.00

RECEIPT

31068

DATE

9/6/04

Information needed to receive a Clearance.

1. Plot plan containing measurements from septic tank and leachfield to the new addition or structure being built.
2. Clearance must be signed by the owner. There are no exceptions. We do accept faxed signatures on the clearance form.
3. Clearances are \$25.00 when all plumbing is internal. A charge of \$50.00 is for clearances that contain new lines to the tank or effluent lines that require an inspection.