

Planning \$
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

Building Address 599 Northgate DR  
Parcel No. 2945-102-12-008  
Subdivision Westgate Park  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1-3

Multifamily Only:  
No. of Existing Units 1 No. Proposed 1  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Bust Jan Carlson  
Address 599 Northgate DR  
City / State / Zip Grand Junction CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: New Facade (\$70,000)

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ronald C Leader  
Address 107 Hillcrest Ave  
City / State / Zip Grand Junction CO 81501  
Telephone 970 216 3037

Estimated Remodeling Cost \$ 50,000  
Current Fair Market Value of Structure \$ 1,063,660

**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 <u>D-1</u>	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).

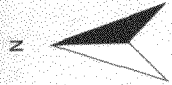
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature W. Leader Date 5-18-2006  
Department Approval Wendy Spurr Date 5/18/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Gelsberry</u>	Date <u>5/18/06</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)

# City of Grand Junction GIS Zoning Map ©



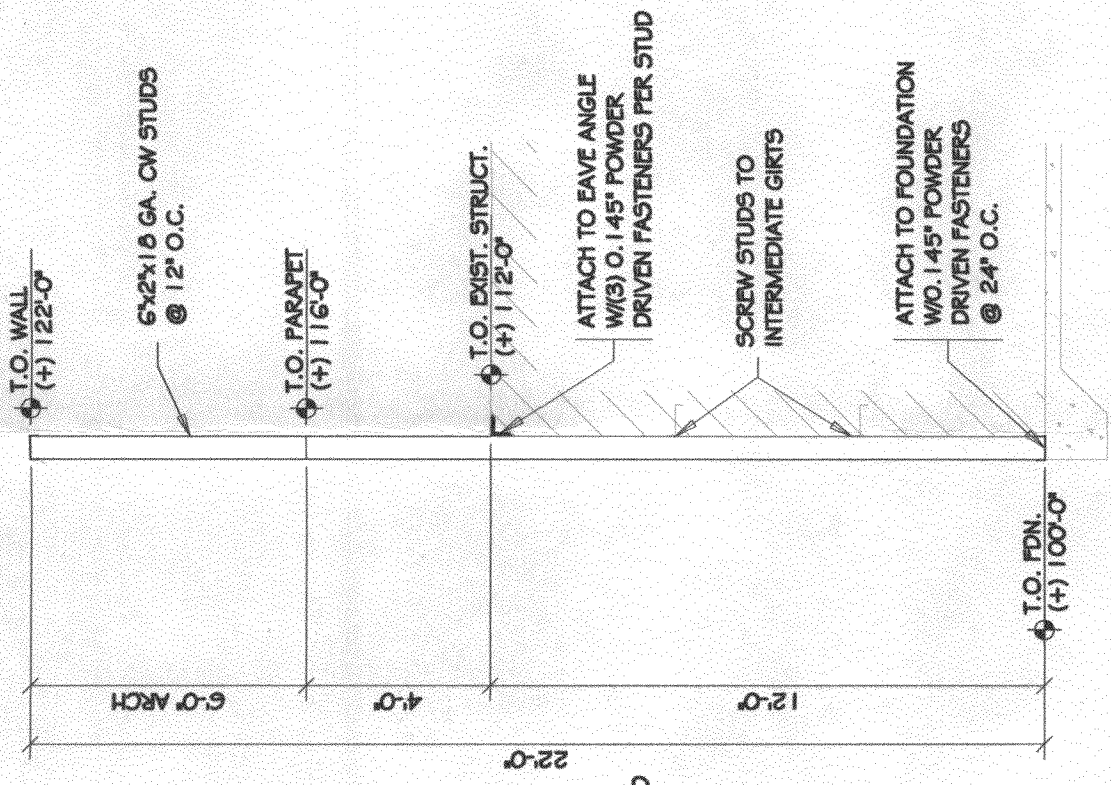
EXTERIOR REMODEL FRAMING  
B&H SPORTS  
GRAND JUNCTION, COLORADO

Consulting  
Engineers, Inc.  
8766 Corporate Drive, Suite 800  
Grand Junction, CO 81505  
(970) 841-0800 voice (970) 857-7737 fax  
encl: engineers@bjpconsulting.com

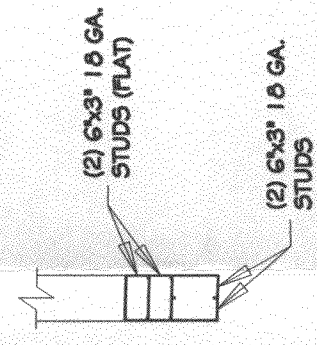


PROJECT	DATE	SCALE	SHEET
06-081	05/06/2008	1/8"=1'-0"	51

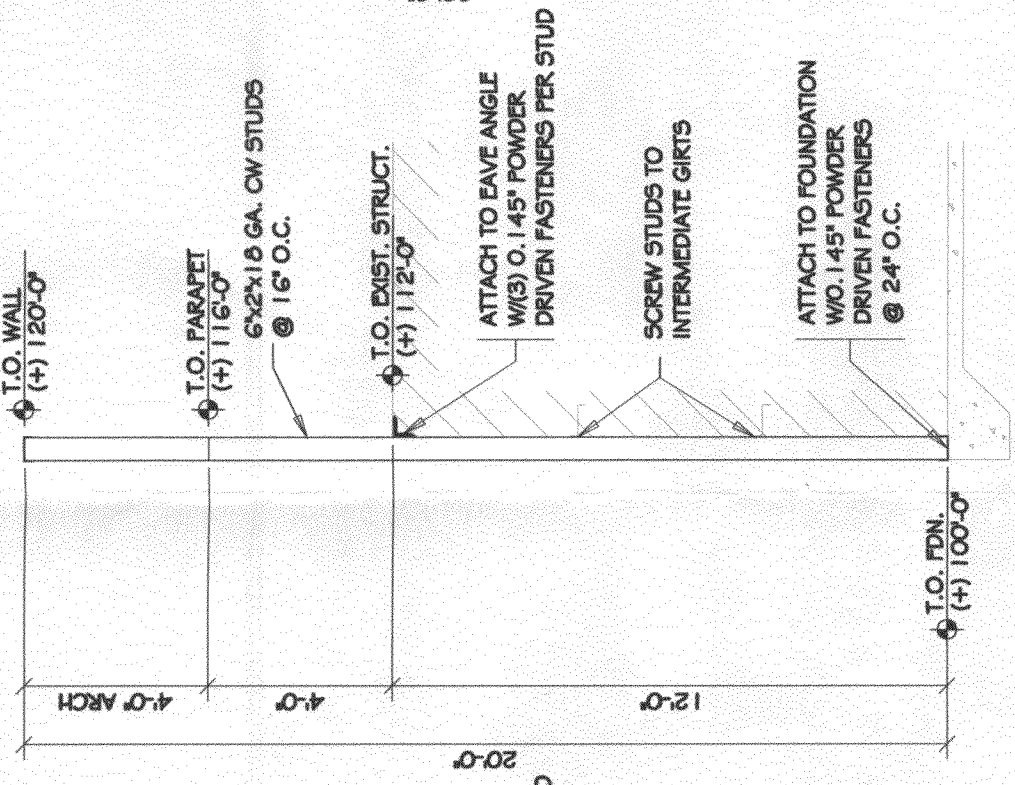
NO.	DATE	REVISIONS



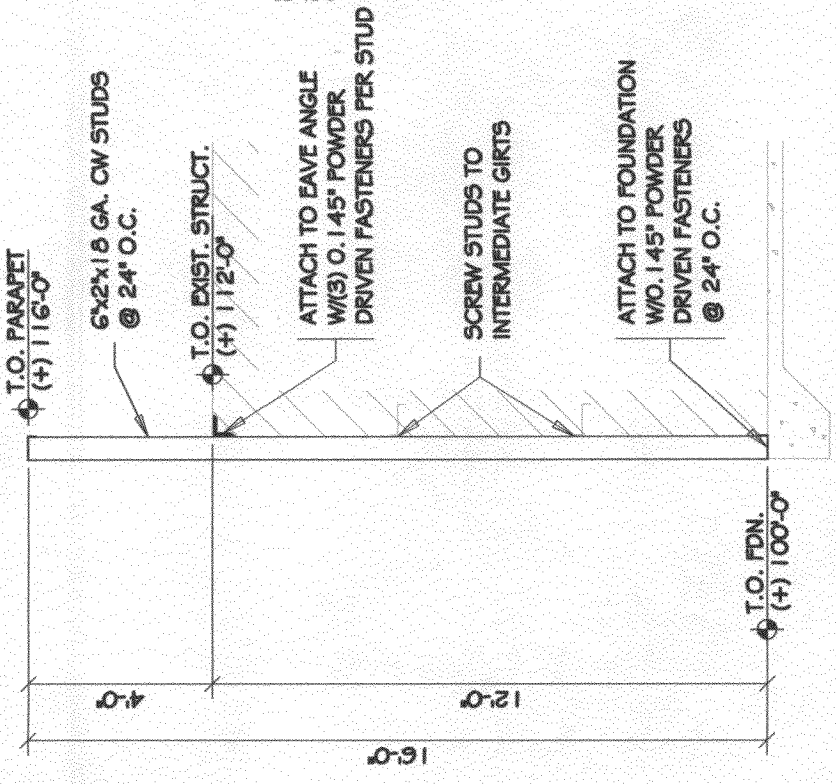
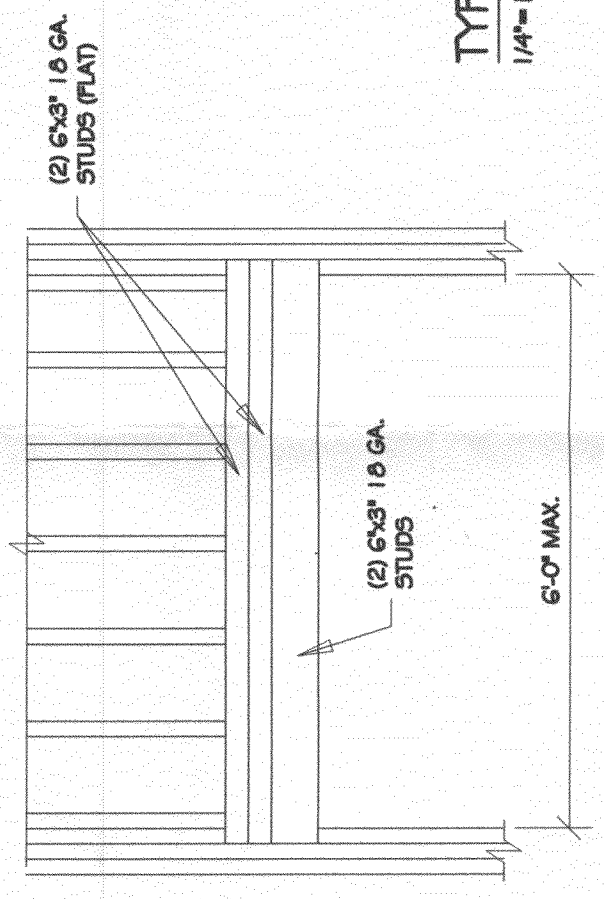
SECTION 3  
1/8"=1'-0"



TYP. HEAD DETAIL  
1/4"=1'-0"



SECTION 2  
1/8"=1'-0"



SECTION 1  
1/8"=1'-0"