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|---------------------------|
| Planning \$ <u>575.00</u> |
| TCP \$ |
| Drainage \$ |
| SIF\$ |

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

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|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 550 Ouray Ave
Parcel No. 2945 142 32 941
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed 0
Sq. Ft. of Existing ~4800 Sq. Ft. Proposed Same
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name City of Grand Junction
Address 550 Ouray Ave
City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Indoor Remodel only

APPLICANT INFORMATION:

Name Covenant Const & Development INC
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 \$ 37,170.-
Current Fair Market Value of Structure \$ 178,950

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

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|---|---|
| ZONE <u>B-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 David Roth Date Nov 9 2006
Department Approval Judy Poir Date 11/09/2006

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|--|--------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | <u>Water</u> | | Date <u>11/9/06</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)