

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 # SPR-2003-032

Building Address 1226 Ute Ave  
 Parcel No. 2945-133-19-013  
 Subdivision Keith's Addition  
 Filing \_\_\_\_\_ Block M Lot 24,25,26

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ 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) \_\_\_\_\_

**OWNER INFORMATION:**

Name Jack and Terry Lunsford  
 Address 2186 Granite Court  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

\* FOR CHANGE OF USE: 10 children - Terr E/F/D/11

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

\*Proposed Use: General Day Care

Estimated Remodeling Cost \$ 0.00

Current Fair Market Value of Structure \$ 93,470.

**APPLICANT INFORMATION:**

Name Lynette Olson  
 Address 2104 Terrace Ct.  
 City / State / Zip Grand Junction, CO 81503  
 Telephone (970) 201-7333

**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'/25' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 0'/0' from PL Rear 10'/10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40' Special Conditions: Parking + Landscaping  
 Ingress / Egress Location Approval \_\_\_\_\_  
 Voting District \_\_\_\_\_ (Engineer's Initials) requirements met per SPR-2003-032

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).

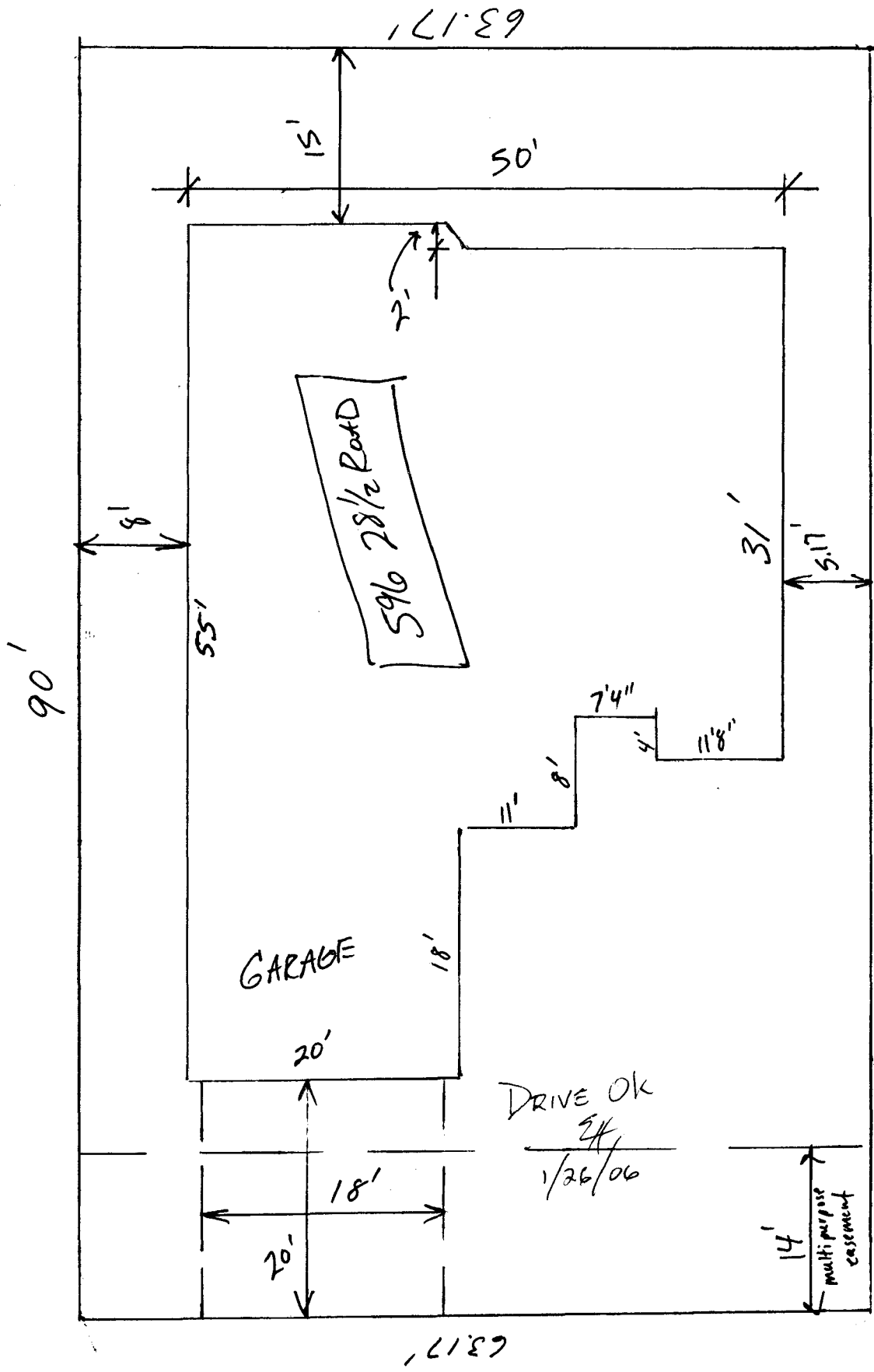
Applicant Signature Lynette Olson Date 1-11-06

Department Approval Gayle Henderson Date 1-11-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	Date <u>1/11/06</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) (Goldenrod: Utility Accounting)

North  
←



1130100

ACCEPTED At Cary Hall  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE PLANNING  
DEPT. OF THE COUNTY  
RESPECTFULLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

28 1/2 Road