

Planning \$	5.00
TCP \$	
Drainage \$	
SIF\$	

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

BLDG PERMIT NO.
FILE #

91856-7229.

Building Address 618 Walnut
Parcel No. 2945-111-04-001
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 3 No. Proposed 3
Sq. Ft. of Existing 2416 Sq. Ft. Proposed 3041
Sq. Ft. of Lot / Parcel .209 ac.
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Brach Family Trust
Address 444 East Scenic Dr.
City / State / Zip Grand Jet CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Brach
Address 444 East Scenic Dr.
City / State / Zip Grand Junction CO 81503
Telephone 970-243-0201

* FOR CHANGE OF USE:
*Existing Use: Offices
*Proposed Use: 2 bedroom ~~ap~~ - enlargement
Estimated Remodeling Cost \$ 8000.00
Current Fair Market Value of Structure \$ 235,000.00

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>B-1</u> <u>16 unit/ac</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>15/15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	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).

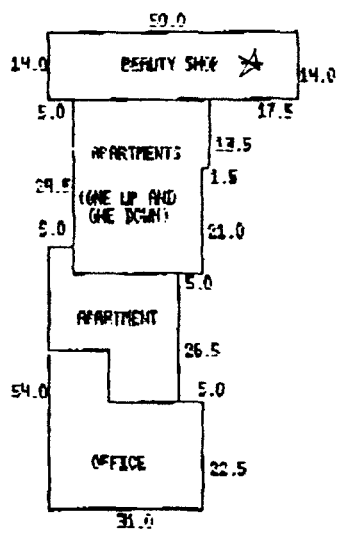
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6-19-06
Department Approval [Signature] Date 7-5-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>7-5-06</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)

all in

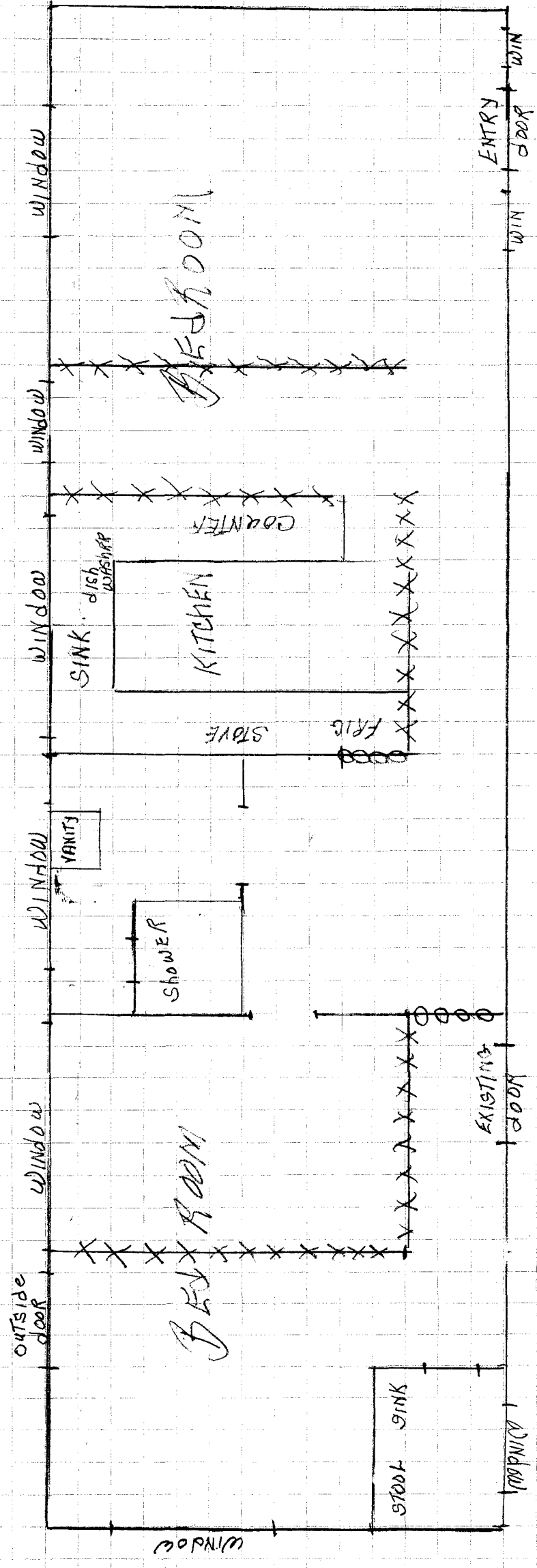


all in

MEASUREMENTS	TOTAL
14.0 X 50.0	700.0
13.5 X 27.5	371.3
21.0 X 26.0	546.0
22.5 X 31.0	697.5
26.0 X 26.5	689.0
5.0 X 5.0	25.0
UP	
13.5 X 27.5	371.3
21.0 X 26.0	546.0
TOTAL:	3,946
APARTMENTS:	2,416
COMMERCIAL:	1,530

WALNUT

618 WILKINSON AVE



ADAPTED *Wike Moore* 7/3/06
 ALL OF STAIRS MUST BE
 REMOVED
 PROPERTY LINE
 EXISTING
 PROPERTY EASEMENTS

○ PARTITION - NOT IN P.O.
 X PARTITION - REMOVED