Planning $ *10—*	
TCP $	
Drainage $	
SIF$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

12499-7794

Building Address **629 27½ Rd.**

Parcel No. **2945-013-00-952**

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name **Calvary Bible Church**

Address **629 27½ Rd.**

City / State / Zip **Gd Jct Co**

APPLICANT INFORMATION:

Name **Tom Nelson**

Address **2944 Plymouth Rd.**

City / State / Zip **Gd Jct Co. 81503**

Telephone **970-640-3586**

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) _____

DESCRIPTION OF WORK & INTENDED USE:
[X] Remodel   [ ] Change of Use (*Specify uses below)
[ ] Addition   [ ] Change of Business
[ ] Other: **enclose patio**

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost $ _____

Current Fair Market Value of Structure $ _____

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 PLANNING STAFF	
ZONE **R-8**	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 Public Works and Planning 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).
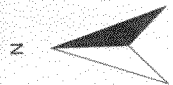
Applicant Signature _____ Date **11-26-07**

Planning Approval _____ Date **11/26/07**

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	Patio only
Utility Accounting _____			Date **11-26-7**	

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)*

629 27½ Rd

SINGLE FAMILY RESIDENCE

27-1/2 ROAD

NEW FIRE
HYDRANT
SEE DETAIL

1 1/2" TAP & METER
WITH 2" LATERAL TO
BUILDING, 4' BURY.

NEW TELEPHONE
PEDESTAL BY
U.S. WEST

EXISTING UTILITY
POLE WITH 1∅
TRANSFORMER —
SEE ONE-LINE

TRAFFIC
CLEAN
OUT

GAS LINE BY
PUBLIC SERVICE

4' SANITARY SEWER
TO 8" MAIN IN STREET

INTERNALLY
ILLUMINATED
SIGNAGE

DIRECT BURIAL ELECTRICAL
SERVICE SECONDARY FEEDER —
SEE ONE-LINE DIAGRAM

DIRECT BURIAL TELEPHONE
SERVICE FEEDER CABLE BY
U.S. WEST

3/4" PVC TO LTG.
CONTACTOR IN RM. 146

STUB UP & CAP
3/4" PVC FOR
FUTURE SITE LTG.
(TYPICAL)

PARKING
106 SPACES

FP
FP
FP