

Planning \$	10 ⁰⁰
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Community Development Department

3947-2768
443 N 6th Ave (Library Admin Bldg)

Building Address 530 GRAND AVE
 Parcel No. 2945-142-41-991
 Subdivision City of G.J.
 Filing _____ Block 73 Lot 1-11, 21-29

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 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 MCPLD
 Address 530 GRAND AVE
 City / State / Zip GJ, CO, 81502

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: REPAIR/REPLACE

APPLICANT INFORMATION:

Name TUSCA II
 Address P.O. Box 4136
 City / State / Zip GJ, CO, 81502
 Telephone 970-245-4071

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 18,000⁰⁰
 Current Fair Market Value of Structure \$ 388,660

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>B-1</u>	Maximum coverage of lot by structures <u>FAR .5%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>NIA</u> (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).

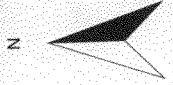
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 9 FEB 07

Department Approval [Signature] Date 2/9/07

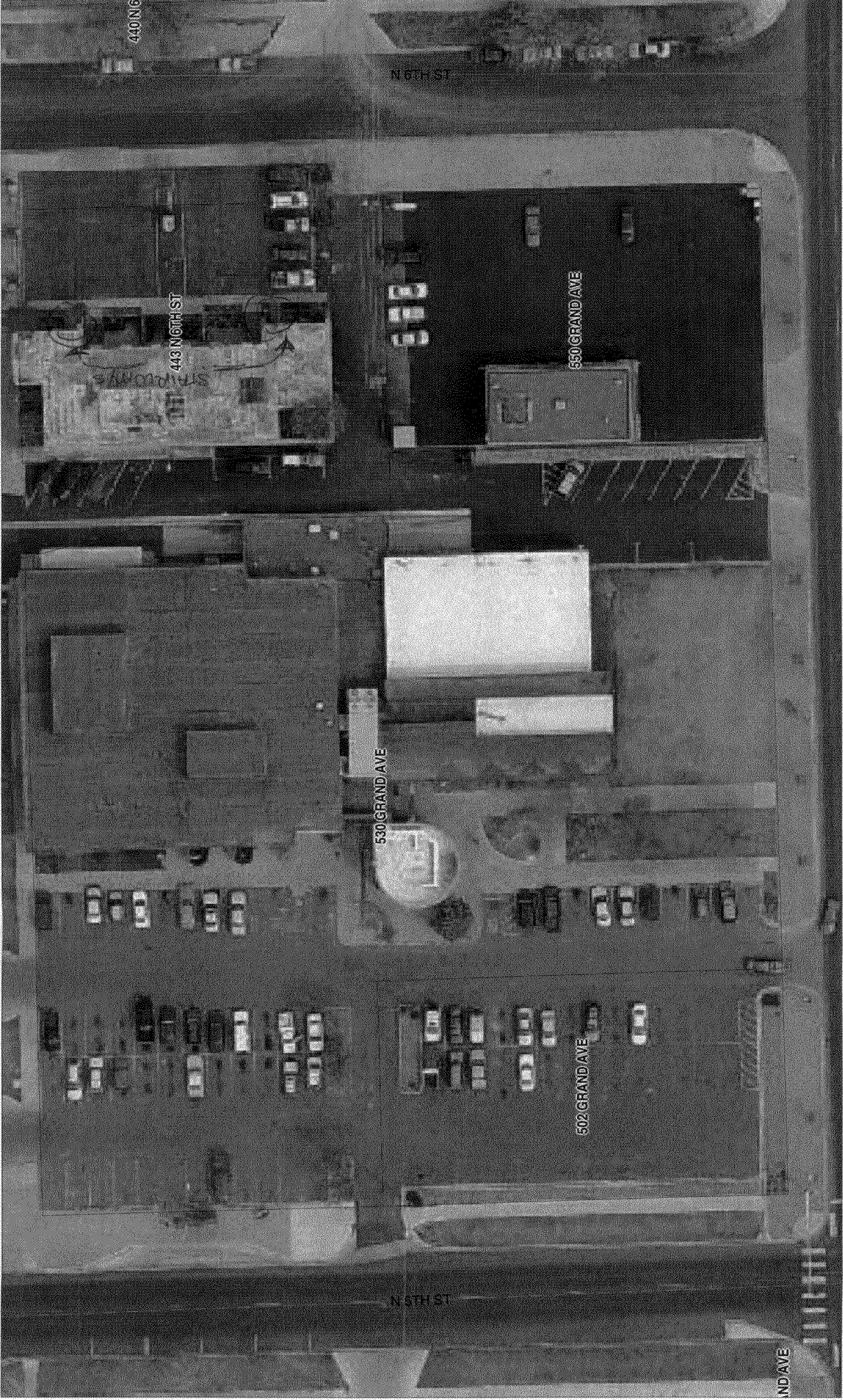
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No <u>NO SWER/WTR CHARG</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/9/07</u>		

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)



443 6th ST

ACCEPTED Judith Rose 3/9/2007
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



2 SWIRLWAYS to be repaired/replaced