

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

25369-16531

Building Address 483 30 rd  
 Parcel No. 2943-171-00-953  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 3 No. Proposed 1  
 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 Sowrise Church of God trust  
 Address 483 30 rd  
 City / State / Zip Grand Jct CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Storage Shed 10' x 16'  
Storage only.  
 \* FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name Gale Gurule  
 Address 509 Elkhart LN  
 City / State / Zip Grand Jct CO 81504  
 Telephone 970 434 3988

\*Existing Use: Church school  
 \*Proposed Use: Storage  
 Estimated Remodeling Cost \$ -0-  
 Current Fair Market Value of Structure \$ 2,171,260.

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15'25' from property line (PL) Landscaping/Screening Required: YES NO  
 Side 0' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Storage shed is 25'  
 Voting District \_\_\_\_\_ Ingress / Egress from front property line  
 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 [Signature] Date 12-6-07

Planning Approval [Signature] Date 12-6-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO SWR/Ctr Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/6/07</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)

# City of Grand Junction GIS Zoning Map ©



12-6-07

**ACCEPTED** *Angela Henderson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE 1 : 1,422



*Storage shed is 25' from front property line*

