

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

81330-28375
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BLDG PERMIT NO.
FILE #

Building Address 543 31 Rd
 Parcel No. 2943-094-77-951
 Subdivision 31 Rd Business
 Filing _____ Block _____ Lot _____

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 Free Will Baptist Church
 Address 543 31 Rd
 City / State / Zip GD CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Add porch 5' wide 80'

* FOR CHANGE OF USE:

*Existing Use: Church
 *Proposed Use: no change of use

APPLICANT INFORMATION:

Name Mark Shoberg
 Address 3067 Sprd
 City / State / Zip GD CO 81501
 Telephone 434 9558

Estimated Remodeling Cost \$ 5,000.
 Current Fair Market Value of Structure \$ 441,020.

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 <u>C-1</u>	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 <u>no change in parking requirement</u>
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	<u>no change in landscaping</u>
Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>* approved per plan SPR-2003-234</u>

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 Mark Shoberg Date 10/15/07
 Planning Approval Gaylen Henderson (also seals bag) Date 11-15-07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR / SWR Change</u>
Utility Accounting <u>(x)</u>	Date <u>11/15/07</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)

(see file for site sketch of porch addition)