

Planning \$ <u>10.00</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

114259-1043

Building Address 1211 Colo. Ave
Parcel No. 2945-133-19-002
Subdivision _____
Filing _____ Block M Lot 324

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 1952 Sq. Ft. Proposed 1952
Sq. Ft. of Lot / Parcel 6,267.5
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name 1211 Colorado LLC
Address 1215 Colorado Ave
City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Young's Gen. Contr. Inc.
Address 2936 B ed
City / State / Zip G. Jct. CO 81503
Telephone 242-9589

* FOR CHANGE OF USE:
Less than 5 empl.
* Existing Use: office
* Proposed Use: Counseling office
North/South Exchange walls.
Interior
Estimated Remodeling Cost \$ 6000
Current Fair Market Value of Structure \$ 242,900.00

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>R-O</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions: <u>Parking in Rear</u>
Voting District _____	<u>meet TRDS Requirements</u>
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 7-23-07
Department Approval [Signature] Date 7/30/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. <u>North/South Exchange</u>	Date <u>7/30/07</u>
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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)

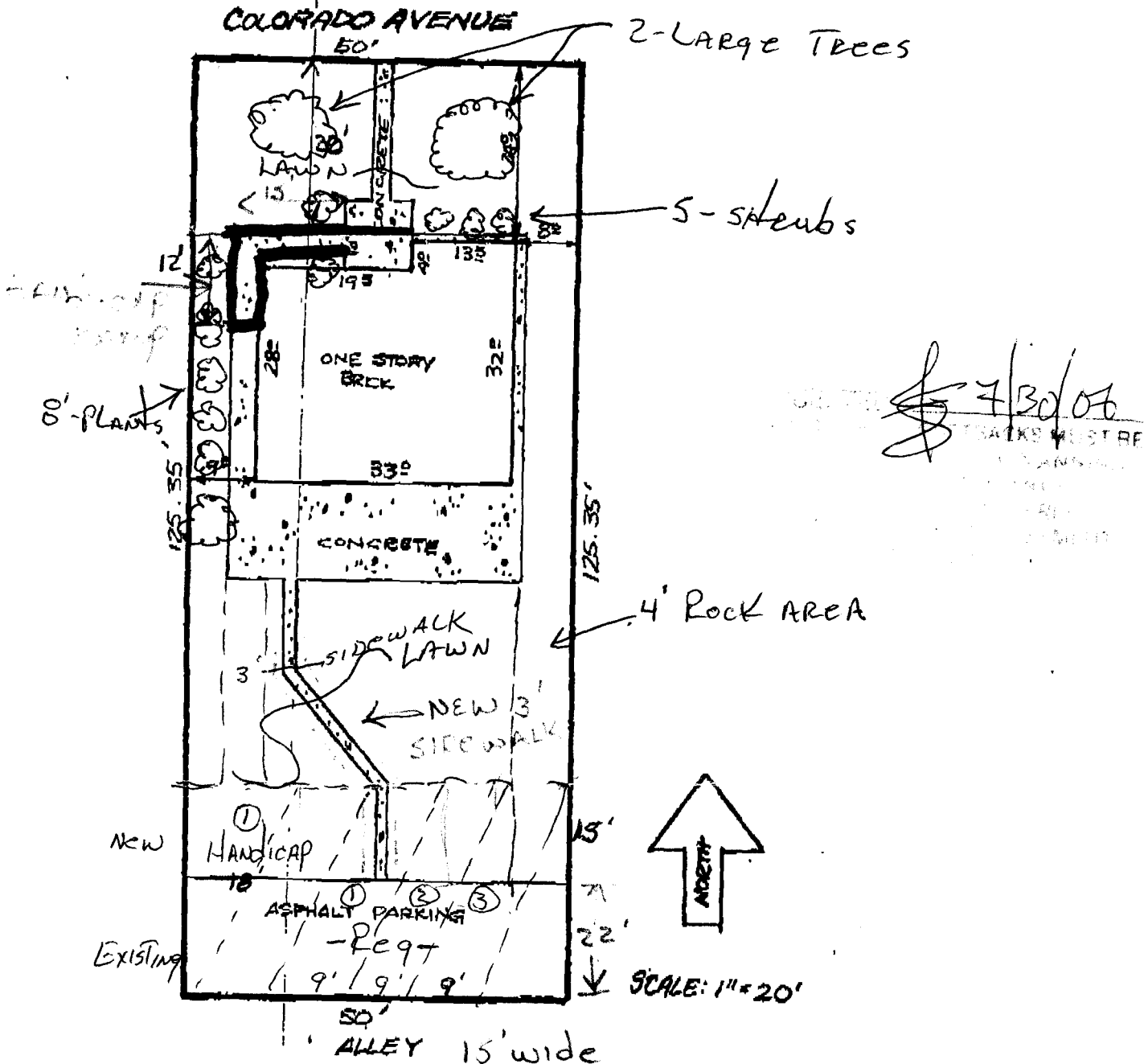
IMPROVEMENT LOCATION CERTIFICATE

1211 COLORADO AVENUE, GRAND JUNCTION.

LOTS 3 AND 4 IN BLOCK "M" OF KEITH'S ADDITION TO THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.

Western Colorado Title #1200-5

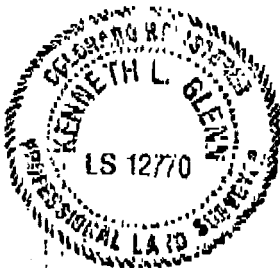
Simpson Acct.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.S. Mortgage Corp., THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 12/4/91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN, R.L.S. 12770



SURVEYIT		MAILING: 2004 NORTH 12th, SUITE 7 GRAND JUNCTION, CO. 81501
PHONE: 303-248-3777	FAX: 241-4847	by GLENN
SURVEYED BY: K.G.	DATE SURVEYED: 12-4-91	
DRAWN BY: L.T.	DATE DRAWN: 12-4-91	
REVISION:	SCALE: 1" = 20'	