

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

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

BLDG PERMIT NO.
FILE #

113584-49957

Building Address 650 W. Gunnison Ave
Parcel No. 2945-151-11-009
Subdivision six + fifth w subdivision
Filing 2 Block _____ Lot 45

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 4000 Sq. Ft. Proposed 4000
Sq. Ft. of Lot / Parcel .316 acre
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name Grand River Mosquito Control District
Address 650 W. Gunnison Ave.
City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other <u>showers, laundry office</u>	

* FOR CHANGE OF USE: Restrooms - for employees

APPLICANT INFORMATION:

Name Zane McCallister
Address 650 W. Gunnison Ave.
City / State / Zip Grand Jct. CO. 81501
Telephone 970-257-0191

*Existing Use: mosquito control
*Proposed Use: same as existing

Estimated Remodeling Cost \$ 15,000

Current Fair Market Value of Structure \$ 490,378.310

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 _____	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: <u>Interior only</u>
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 Zane McCallister Date 12/4/07

Planning Approval Paul Hornbeck Date 12/4/07 *(laundry to be done by emp only)*

Additional water and/or sewer tap fee(s) are required: YES NO W/O No *(Shu less than 20 emp -)*

Utility Accounting [Signature] Date 12/4/07

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)