

Planning \$	10-
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

~~9-12-10~~ 113133-65463

Building Address 632 C W. GUNNISON

Multifamily Only: B
 No. of Existing Units _____ No. Proposed _____

Parcel No. 2945-151-22-001

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Subdivision KRONUS SUBDIVISION

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 1

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Jim Kronus

DESCRIPTION OF WORK & INTENDED USE:

Address 632 W. GUNNISON AVE

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input checked="" type="checkbox"/> Other: <u>Tenant Imp</u>	

City / State / Zip CO 80501

APPLICANT INFORMATION:

Name Jim Kronus

*** FOR CHANGE OF USE:**

Address 632 E. W. GUNNISON AVE

*Existing Use: office / wine home

City / State / Zip CO 80501

*Proposed Use: Unit C - Extreme Eng - 1 rooms - less than 20 Eng

Telephone 970-242-2444

Estimated Remodeling Cost \$ 5,000 Storage

Current Fair Market Value of Structure \$ 800,000

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-2</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 _____
Maximum Height of Structure(s) _____	Special Conditions: _____
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 James A. Kronus Date 12/6/07

Planning Approval Pat Deming Date 12/6/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO water sewer change</u>
Utility Accounting <u>2</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)