

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

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

BLDG PERMIT NO.
FILE #

Building Address 2487 Hwy 6+50
 Parcel No. 2945-094-00-048
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 540
 Sq. Ft. of Existing 1360 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 484 AC
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name JOAN RASER
 Address 2499 Hwy 6+50
 City / State / Zip GTJ. CO

DESCRIPTION OF WORK & INTENDED USE:

<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>SAED 18+30</u>	

APPLICANT INFORMATION:

Name JERRY CLARK
 Address MESA FORKLETT 2495 WINTERS
 City / State / Zip Grand Jet
 Telephone 245-3434

*** FOR CHANGE OF USE:**

*Existing Use: Office
 *Proposed Use: 10, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 <u>N/A</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	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 [Signature] Date 11-7-07
 Planning Approval [Signature] Date 11-7-07

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting _____ Date <u>11/7/07</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)



INDEPENDENT AVE

2976 1/2 INDEPENDENT AVE

2978 INDEPENDENT AVE

2979 HIGHWAY 6 AND SO

2980 INDEPENDENT AVE

2981 HIGHWAY 6 AND SO

2983 HIGHWAY 6

N