

Planning \$ <u>0 Pd w/SPR</u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
SPR FILE # <u>2005-147</u>

1719-1086

Building Address 552 WEST MAIN
 Parcel No. 2945-154-00-942
 Subdivision 2945-154-16-942

Multifamily Only:
 No. of Existing Units N/A No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel APPROX. 3 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name MKVSD NO. 51
 Address 2115 GRAND AVENUE
 City / State / Zip G. J. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name J. DYER CONST, INC
 Address 2335 INTRASTATE AVE
 City / State / Zip G. J. CO 81505
 Telephone (970) 245-8610
cell 250 3295

* FOR CHANGE OF USE:
 *Existing Use: SCHOOL / Demolish existing structure
 *Proposed Use: SCHOOL / BUS LOOP
 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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>CSP</u>	Maximum coverage of lot by structures <u>NA</u>
SETBACKS: Front <u>NA</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>NA</u>	Special Conditions: _____
Voting District _____	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 Jon K. Dyer (250-3295) Date 1/17/07
 Department Approval [Signature] Date 1/23/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Demo only</u>
Utility Accounting	Date <u>2-5-07</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)