

|             |      |
|-------------|------|
| Planning \$ | 5.00 |
| TCP \$      | 0    |
| Drainage \$ | 0    |
| SIF\$       | 0    |

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Public Works and Planning Department

110753-3794

|                 |
|-----------------|
| BLDG PERMIT NO. |
| FILE #          |

Building Address 2825 North Ave  
 Parcel No. 2943-182-00-088  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Connection Church  
 Address 2825 North Ave  
 City / State / Zip Grand Junction Co. 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name John Felix Construction  
 Address 3525 W. 15th Street  
 City / State / Zip Grand Junction Co. 81506  
 Telephone 970-686-1023

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Church  
 Estimated Remodeling Cost \$ 20,000  
 Current Fair Market Value of Structure \$ 555,630.00

**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 PLANNING STAFF |   |
|--|---|
| ZONE <u>C-1</u>                                | Maximum coverage of lot by structures _____                       |
| SETBACKS: Front _____ from property line (PL)  | Landscaping/Screening Required: YES <del>NO</del>                 |
| Side _____ from PL Rear _____ from PL          | Parking Requirement _____   |
| Maximum Height of Structure(s) _____           | Special Conditions: <u>approved per plan</u>                      |
| Voting District _____                          | Ingress / Egress Location Approval _____<br>(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 John Felix Date 11-16-07

Planning Approval Dayleen Herdman Date 11-16-07

|  |      |  |   |
|--|------|--|---|
| Additional water and/or sewer tap fee(s) are required: | YES  | NO <input checked="" type="checkbox"/> | W/O No. <u>No chg in use or add seating cap</u> |
| Utility Accounting <u>Marshall Cole</u>                | Date | <u>11/16/07</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)