

Planning \$ <u>50.00/</u>
TCP \$
Drainage \$
SIF\$

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

BLDG PERMIT NO.
FILE #

799-541

Building Address 559 PITKIN AVE
Parcel No. 2945-143-40-938
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 MESA COUNTY GOVERNMENT
Address 315 N. SPRUCE ST.
City / State / Zip GRAND JUNCTION, CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: NO WTR/SWR CHANGE - Just Lobby Change.

APPLICANT INFORMATION:

Name MESA COUNTY - DAVE DETWILER
Address 315 N. SPRUCE ST
City / State / Zip GRAND JUNCTION, CO 81502
Telephone 261-6360

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 22,000.00
Current Fair Market Value of Structure \$ 526,490.00

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</u> 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 Remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</u> (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 [Signature] Date 5-15-07
Department Approval [Signature] Date 5/15/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO WTR/SWR CHANGE</u>
Utility Accounting	Date <u>5/15/07</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)