

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address ~~2945~~ 141 N. 3rd St
 Parcel No. 2945-143-14-020
 Subdivision City of GJ
 Filing _____ Block 101 Lot 13-16

Multifamily Only:
 No. of Existing Units 4 No. Proposed _____
 Sq. Ft. of Existing 3261 Sq. Ft. Proposed 3961
 Sq. Ft. of Lot / Parcel 12588
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name PLAZA REPROGRAPHICS
 Address 141 N. 3rd St.
 City / State / Zip GRAND JCT., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name ALPINE C.M., INC.
 Address 3189 MESA AVE
 City / State / Zip GRAND JCT., CO 81504
 Telephone 434-9874

* FOR CHANGE OF USE: **PAID**
 *Existing Use: N/A **OCT 08 2008**
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 47,000.00
 Current Fair Market Value of Structure \$ 195,580

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>B2</u>	Maximum coverage of lot by structures <u>65</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>1 PER 500 SF</u>
Maximum Height of Structure(s) <u>65</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 10/08/08
 Planning Approval C McKee Date 10/8/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>10/8/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

cl

Asphalt Paving

Rood Ave

60.0'

S89°55'20"E 100.39'

Concrete Walk

1 1/2" Aluminum Cap PLS 16835

1 1/2" Aluminum Cap PLS 16835

Landscaping

Concrete Walk

30'0"0"

Concrete Walk

Shed

Asphalt Parking

3261.30 SQ. FT.
0.075 ACRES

Covered Porch

Encl into

One Story Frame & Brick Building

Landscaping

N00°00'42"E 125.96'

S00°00'42"W 125.90'

Concrete Walk

Light Pole

Electric Meter Gas Meter

14

15

16

20.00'

Asphalt Parking

Concrete Walk

1 1/2" Aluminum Cap PLS 16835

1 1/2" Aluminum Cap PLS 16835

N89°57'19"W 100.39'

Sanitary Sewer Manhole

Telephone Pedestal CATV Pedestal

Bollards

1 1/2" Aluminum Cap PLS 32824

Building LLC

Book 3651, Page 121

Asphalt Parking

11

12

017

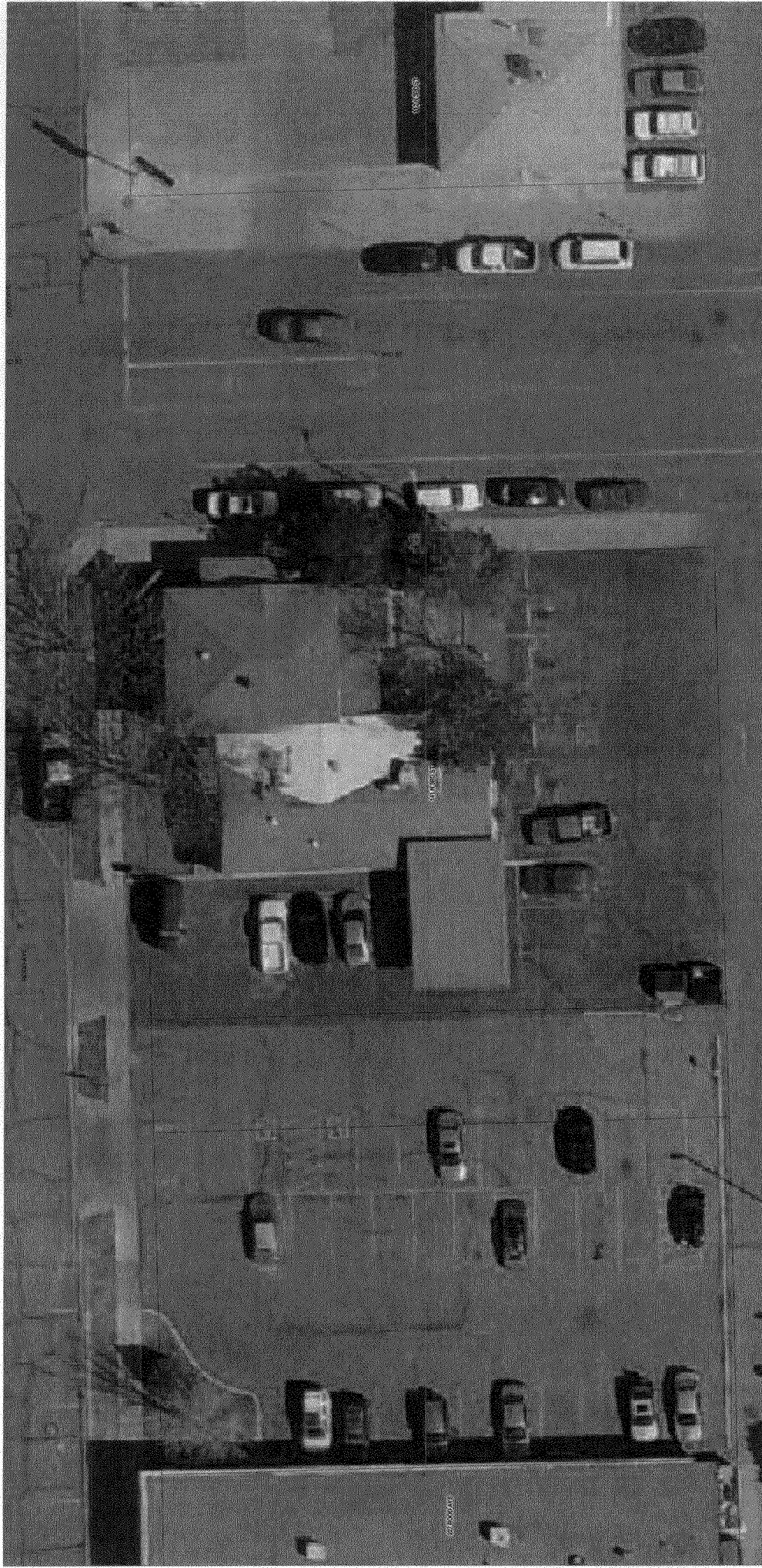
2945-143-14-021

13

Asphalt Parking

20.00'

141 North 3rd Street



SCALE 1 : 385

