

Planning \$	0.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 2155 BROADWAY  
 Parcel No. 2947-231-17-944  
 Subdivision FIRE STATION #5  
 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 CITY OF GRAND JUNCTION  
 Address 250 N. 5<sup>TH</sup> ST.  
 City / State / Zip GRAND JCT., CO. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name JIM STAVAST  
 Address 2549 RIVER ROAD  
 City / State / Zip GRAND JCT. CO 81501  
 Telephone 970-244-1569

\* FOR CHANGE OF USE:

\*Existing Use: Fire Station  
 \*Proposed Use: 2 ADDITIONAL BEDROOMS 11'X30' TOTAL

Estimated Remodeling Cost \$ 130,000

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 CSR Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES NO  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: approved per plan  
 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 James D. Stewart Date 1-29-08

Planning Approval Gayle Henderson Date 1-29-08

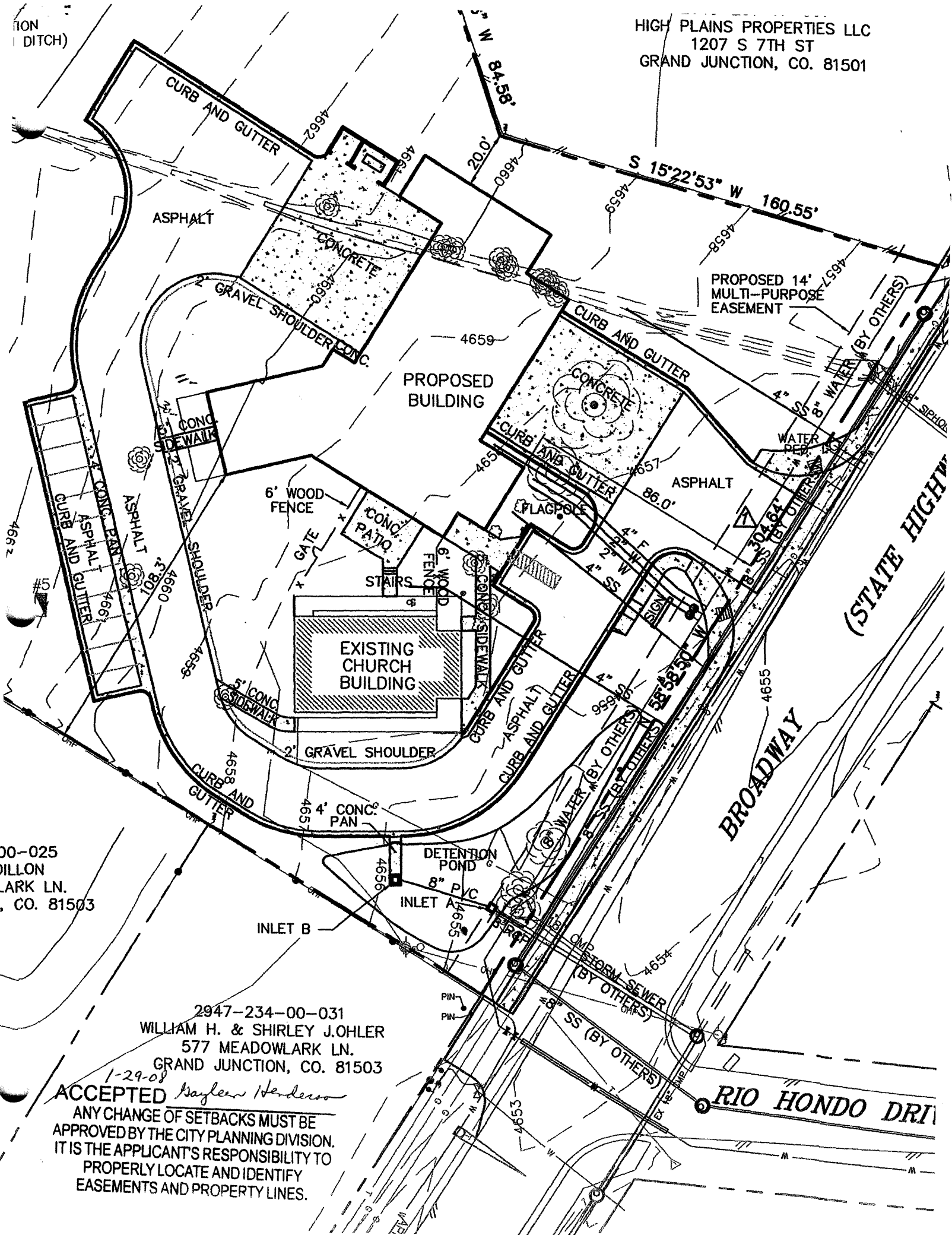
Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.

Utility Accounting P. Beasley Date 1/29/08

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)

HIGH PLAINS PROPERTIES LLC  
1207 S 7TH ST  
GRAND JUNCTION, CO. 81501

ION  
DITCH)



00-025  
MILLON  
LARK LN.  
CO. 81503

2947-234-00-031  
WILLIAM H. & SHIRLEY JOHLER  
577 MEADOWLARK LN.  
GRAND JUNCTION, CO. 81503

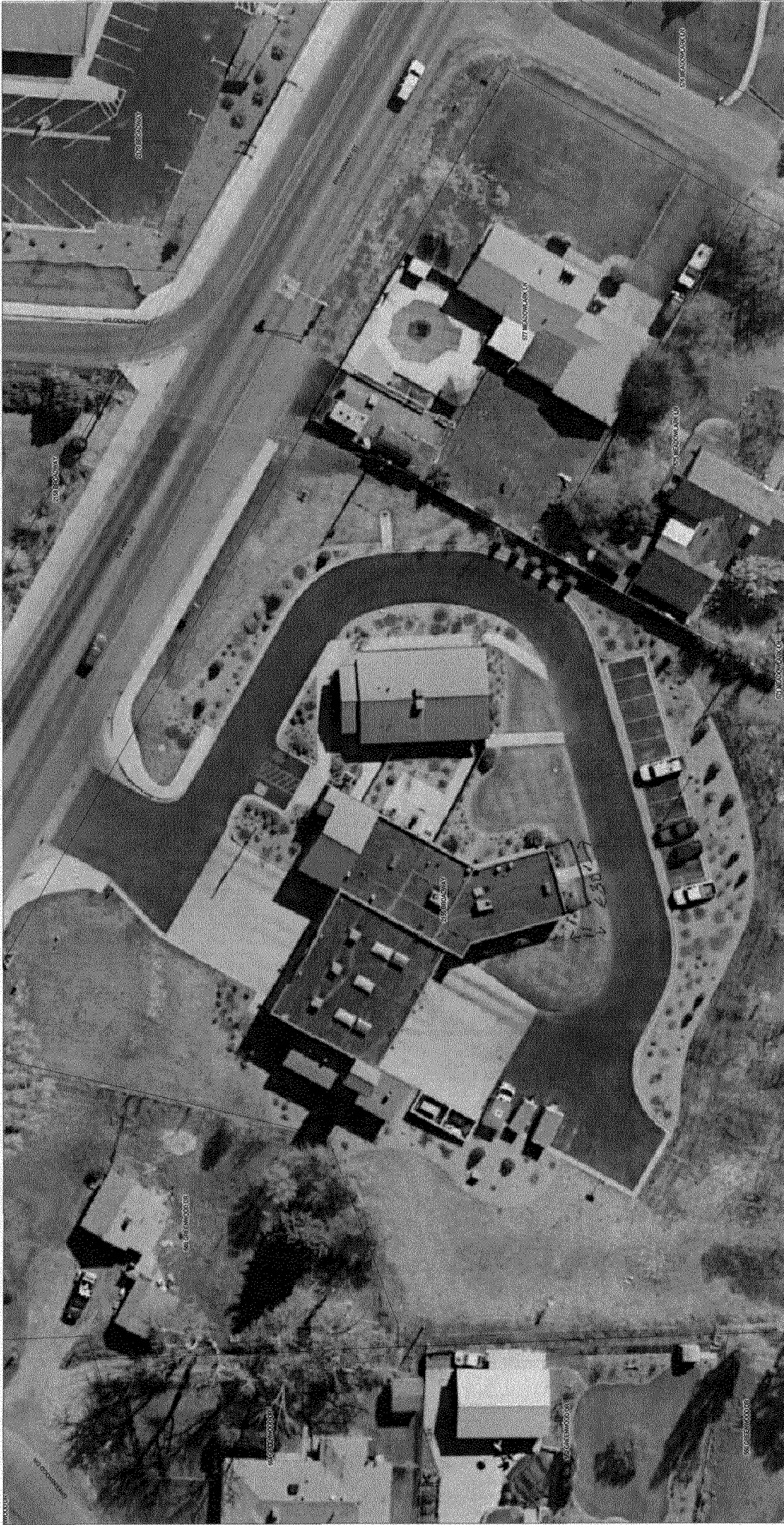
1-29-08  
*Bayless Henderson*  
**ACCEPTED**  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

**RIO HONDO DRIVE**

**BROADWAY**

**(STATE HIGHWAY)**

# City of Grand Junction GIS Zoning Map ©



1-29-08

*ACCEPTED Gayleen Henderson*

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.

