

TCP \$	2
Drainage \$	
SIF \$	
Inspection \$	

Planning \$	405 50
Bldg Permit #	
File #	2937-1859

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 839 Grand Ave  
 Parcel No. 2945-144-01-976  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 1749 Sq. Ft. Proposed SAME  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Western Colorado Council  
 Address 839 Grand Ave  
 City / State / Zip CO CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Ken Hamburg  
 Address 3145 F 3/4 Road  
 City / State / Zip CO CO 81504  
 Telephone 707300

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 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 PLANNING STAFF**

ZONE <u>R-O</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL      Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>
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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 Ken Hamburg Date 7/9/08

Planning Approval Pat Dunlap Date 7/9/08

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

Utility Accounting CM Date 7/9/08

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)