

Planning \$	10.00
TCP \$	NO Change
Drainage \$	" "
SIF\$	N/A

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	N/A

3644-2267

3 perm emp

Building Address 844 Grand Ave.
 Parcel No. 2945-141-39-012
 Subdivision _____
 Filing _____ Block 70 Lot 21+22

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1,728 Sq. Ft. Proposed 300 (attic)
 Sq. Ft. of Lot Parcel 7,574 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name John M Gribben
 Address 408 Dressell Dr.
 City / State / Zip Grand Junction, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: Finishing of existing attic for approx. 300 sq. ft additional office space
- Change of Use (*Specify uses below)
- Change of Business

APPLICANT INFORMATION:

Name John M. Gribben
 Address 408 Dressell Dr.
 City / State / Zip Grand Junction, CO 81507
 Telephone 970-260-4146

* FOR CHANGE OF USE:
 *Existing Use: offices
 *Proposed Use: Same - no change
 Estimated Remodeling Cost \$ 28,000 - bldg permit items
 Current Fair Market Value of Structure \$ 161,280 assessed value

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-0</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES <u>(NO) existing</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>7 spaces</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions: <u>(12.49a upgrade) - RSE</u>
Voting District <u>N/A</u>	Ingress / Egress Location Approval <u>existing (interior only) RSE</u> (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 [Signature] Date 9/4/08
 Planning Approval Ronnie Edwards Date 9/4/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9/4/08</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)

