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TCP \$	
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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

3640-2264

BLDG PERMIT NO.
FILE #

Building Address 950 Grand
 Parcel No. 2945 = 141-40-978
 Subdivision Mesa Del Surview
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1,382
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name MDS
 Address 950 Grand
 City / State / Zip Mj. Co.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Interior only

APPLICANT INFORMATION:

Name Agape Const. Inc.
 Address 1016 Pritchard Mass Ct
 City / State / Zip Mj Co 01501
 Telephone 260-9921

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ ~\$30,000
 Current Fair Market Value of Structure \$ 1,707,910

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 R-0 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: _____
 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 [Signature] Date _____
 Planning Approval Judson A. Poe Date 1/14/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/14/08</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)