

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1240 Gunnison Ave
 Parcel No. 2945-132-00-945
 Subdivision Slocomb's Addition
 Filing _____ Block 13-28 Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 3316 Sq. Ft. Proposed Same
 Sq. Ft. of Lot / Parcel 81.653 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) no change

OWNER INFORMATION:

Name City of Grand Jct Parks & Rec
 Address 1240 Gunnison Ave
 City / State / Zip Grand Jct CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Removing cubicles & adding 5 walls
no electrical

APPLICANT INFORMATION:

Name Covenant Construction
 Address 3666 G 7/10 Road
 City / State / Zip Pulvisade CO 81526
 Telephone 970 464 1242

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 10,072
 Current Fair Market Value of Structure \$ 2,424,960

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 N/A
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 10/5 from PL Rear 5/5 from PL Parking Requirement some
 Maximum Height of Structure(s) 65 Floodplain Certificate Required: YES _____ NO X
 Voting District C Ingress / Egress Location Approval _____ Special Conditions: _____
 (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 Dec 9, 2008
 Planning Approval [Signature] Date 12/9/2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no water or sewer available</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/9/08</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)