

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 744 HORIZON CT • Multifamily Only:  No. of Existing Units 1 No. Proposed 1

Parcel No. 2701-361-26-035 Sq. Ft. of Existing 9,000 Sq. Ft. Proposed 9,000

Subdivision HORIZON PARK PLAZA Sq. Ft. of Lot / Parcel 127456.56

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 8-11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 13,542

**OWNER INFORMATION:**

Name GRAMIGER HOLDINGS / GRAND JUNCTION LLC

Address 1048 INDEPENDENT AVE 201

City / State / Zip GRAND JUNCTION, CO. 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)

Addition  Change of Business

Other: taking wall down & rebuilding with different office reconfiguration

**APPLICANT INFORMATION:**

Name DICK SCARIANO

Address 1048 INDEPENDENT AVE 201

City / State / Zip GRAND JUNCTION

Telephone 245-7571

\* FOR CHANGE OF USE:

\* Existing Use: office

\* Proposed Use: office

Estimated Remodeling Cost \$ PAID \$150,000

Current Fair Market Value of Structure \$ ACT 1100000 3,800,000

**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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____	(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 Dick Scariano Date Oct. 10, 08

Planning Approval C. McKee Date 10/10/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>C. Bensley</u> Date <u>10/10/08</u>

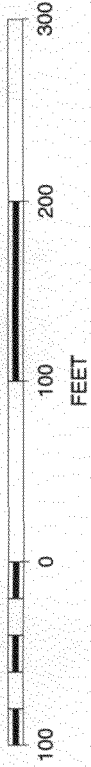
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 744 Horizon Court



SCALE 1 : 1,252



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.

INTERNAL  
BAMCOE 4/19  
NOV 20 11 30 AM  
NOVA PLANNING  
DEPT