

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 951 MAIN ST
 Parcel No. 2945-144-22-007
 Subdivision _____
 Filing _____ Block 113 Lot 13+14

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed 8 x 12
 Sq. Ft. of Lot / Parcel 1758
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Laurel Jones
 Address 951 MAIN ST
 City / State / Zip Grand Junction
81501

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: <u>3' x 12' shed</u>	

APPLICANT INFORMATION:

Name SAME OWNER
 Address _____
 City / State / Zip _____
 Telephone _____

* FOR CHANGE OF USE
 *Existing Use: _____
 *Proposed Use: _____

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Estimated Remodeling Cost \$ 1,800.00
 Current Fair Market Value of Structure \$ 175,540.

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>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65'</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Ingress / Egress Location Approval _____
	Special Conditions: _____
	(Engineer's Initials)

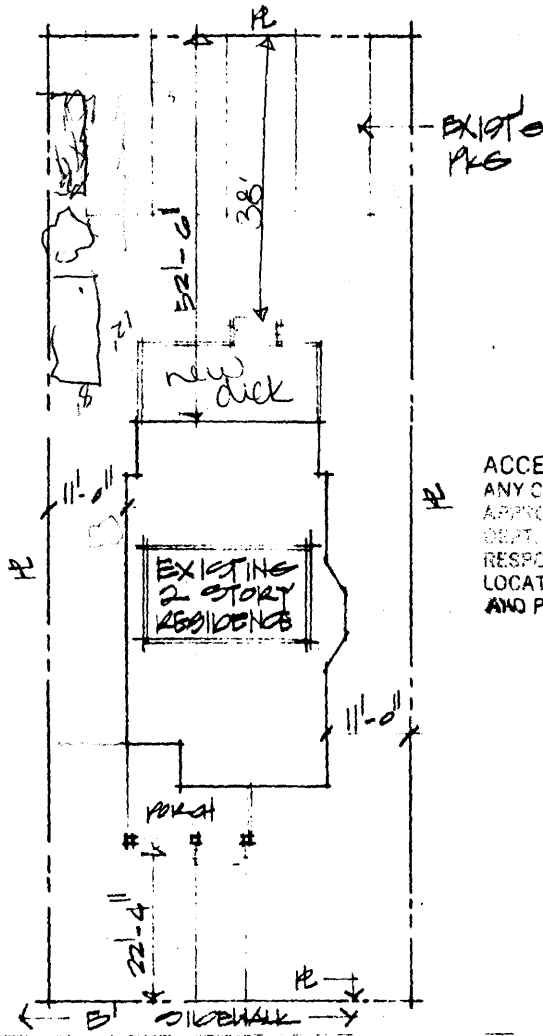
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Jan Shires Date 9-26-08
 Planning Approval Gayleen Henderson Date _____

Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No.
Utility Accounting <u>P. Bensley</u> Date <u>9/26/08</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)



ACCEPTED KV 10-9-98

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

X - GREENBELT ->

< - CURB

< - STREET ->

9-26-08

Bayleen Henderson

ACCEPTED

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Site Plan

1" = 20.0'

