

TCF \$
Drainage \$
SIF \$
Inspection \$

Planning \$	10 ⁰⁰
Bldg Permit #	
File #	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Existing Acct.
12404-7715

Building Address 2001 PATTERSON ROAD
 Parcel No. 2945-121-31-958
 Subdivision NE CHRISTIAN CHURCH
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name NORTHEAST CHRISTIAN CHURCH
 Address 2001 PATTERSON RD
 City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

Per Eric Marques NO additional plumbing just additional space 10/17/08 JB
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name JLM DEVELOPMENT
 Address 595 203 1/4 ROAD
 City / State / Zip GJ, CO 81507
 Telephone 270-4326

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 70,000
 Current Fair Market Value of Structure \$ 2,000,000

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 R-8 Maximum coverage of lot by structures 75%
 SETBACKS: Front 20' from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 5' from PL Rear 10' from PL Parking Requirement _____
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO X
 Voting District _____ 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 Eric Marques Date 9-23-08 10/17/08
 Planning Approval Pat Dunlap Date 10/17/08

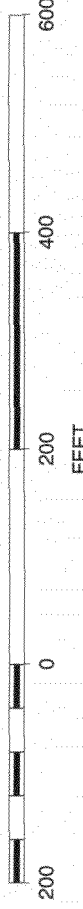
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting	<u>El Bensley</u>		Date <u>10/17/08</u>

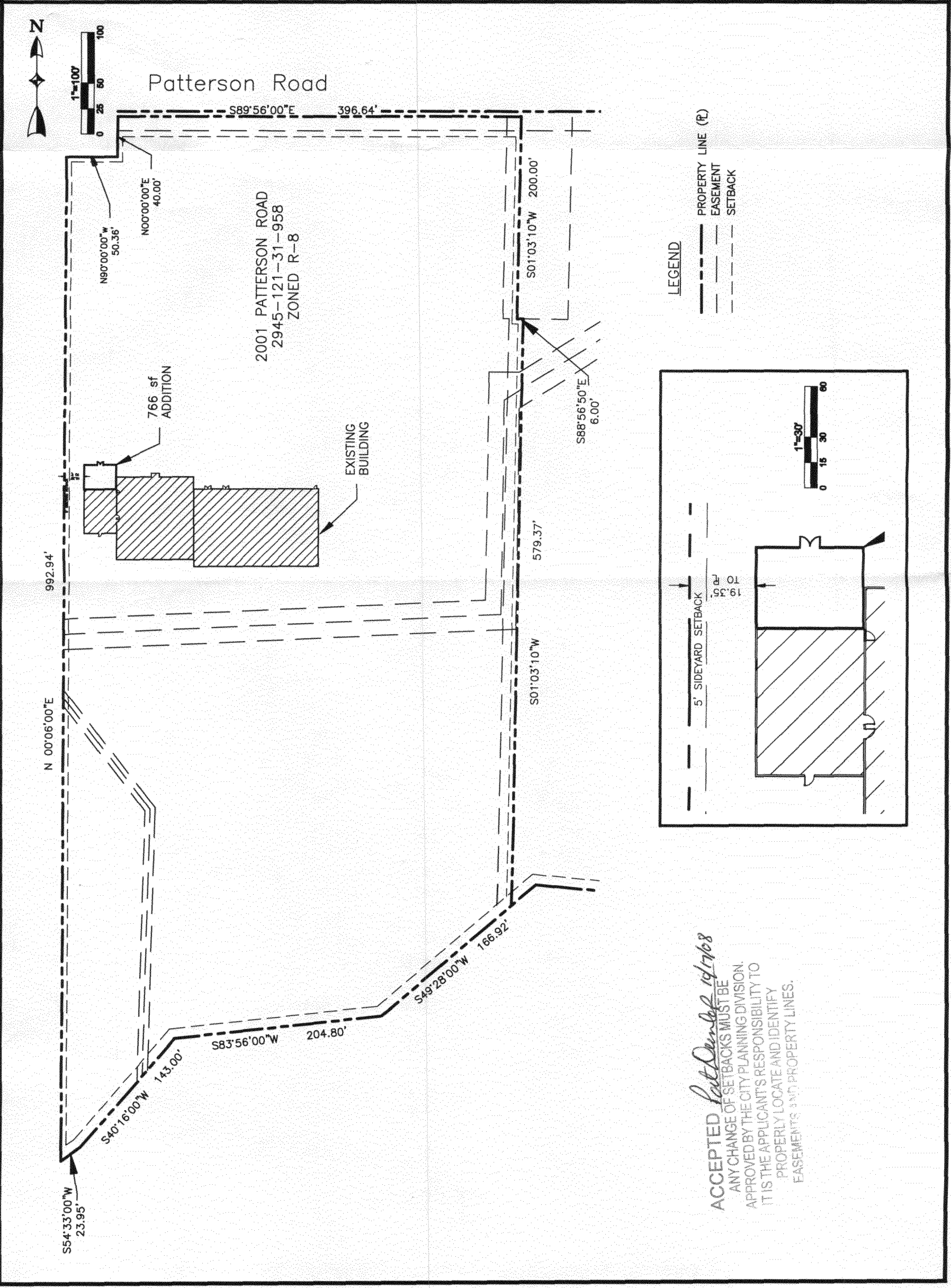
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2001 Patterson Rd



SCALE 1 : 2,095





ACCEPTED *Pat Dumb* 10/17/08
 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.