

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**

12404-7715

Building Address 2001 Patterson Rd  
 Parcel No. 2945-121-31-958  
 Subdivision CHRISTIAN CHURCH SUBDIVISION  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only:  
 No. of Existing Units 2 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 37912 Sq. Ft. Proposed SAME  
 Sq. Ft. of Lot / Parcel 399575  
 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 GRAND JCT, CO 81501

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: demo & knock out walls of upstairs room

**APPLICANT INFORMATION:**

Name NATE PORTER  
 Address 83916 Ridgeway CT.  
 City / State / Zip GRAND JCT CO 81503  
 Telephone 210-6324

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 2,000  
 Current Fair Market Value of Structure \$ 2,060,450

**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.

PAID

<b>THIS SECTION TO BE COMPLETED BY PLANNING STAFF</b>	
ZONE <u>R8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
Special Conditions: _____	

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 11/14/08  
 Planning Approval [Signature] Date 11/14/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer or water</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/14/08</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)



30' - 6"

Existing Room  
8' Ceiling

Relocate

43' - 0"

12' - 0"

New cabinets, counter, & sink

5' - 8"

New Bathroom 1

New Bathroom 2

8' - 0"

21

22

5' - 0"

① 2nd Floor  
1/4" = 1'-0"

ACCEPTED *Ch*  
ANY CHANGE TO THIS SET OF PLANS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
VERIFY ALL EASEMENTS AND IDENTIFY  
EASEMENT BOUNDARY LINES.