

Planning \$	10.00
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

Building Address 1301 Sherwood Drive
 Parcel No. 2945-113-24945
 Subdivision Sherwood Park
 Filing _____ Block _____ Lot _____

Multifamily Only: City will demo existing bldg.
 No. of Existing Units 0 No. Proposed 1
 Sq. Ft. of Existing 0 Sq. Ft. Proposed 800
 Sq. Ft. of Lot / Parcel 3.5 28x30
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name City of Grand Junction
 Address 2549 River Rd
 City / State / Zip JD CO 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 checked="" type="checkbox"/> Other: <u>New Public Bath Room</u>	

APPLICANT INFORMATION:

Name Tusca II
 Address P.O. Box 4136
 City / State / Zip JD Colo 81501
 Telephone 970245 4071

*** FOR CHANGE OF USE:**

*Existing Use: Public Bath Room
 *Proposed Use: Same

Estimated Remodeling Cost \$ 150,000
~~195,000.00 JMR~~

Current Fair Market Value of Structure \$ NA Land actual
improvements @ \$1,523,510

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>CSR</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (Section 305, Uniform Building Code).

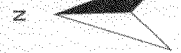
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Peter J. Lee Date 2/11/2008
 Planning Approval Judith A. Poe Date 2/11/2008

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>2/11/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Zoning Map ©



SCALE 1 : 3,590



ACCEPTED *Tiradach A. P. 2/11/08*
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.

Location of new restrooms (REPLACE OLD)
SHERWOOD PARK
1301 SHERWOOD DR