

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

Planning \$	5.00
Bldg Permit #	
File #	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 811 22 Road
 Parcel No. 2697-254-00-096
 Subdivision N/A
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 266369
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name TSC Properties, LLC
 Address 107 Meadow Dr.
 City / State / Zip Evanston, WY 82930

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>Demolition of Temporary Sheds</u> <u>leaving 3 bldgs</u>	

* FOR CHANGE OF USE:

*Existing Use: Residential
 *Proposed Use: Residential

APPLICANT INFORMATION:

Name TSC Inc., X Kevin Wimberly
 Address 107 Meadow Dr.
 City / State / Zip Evanston, WY 82930
 Telephone X970-250-5202

Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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>I1</u>	PAID MAR 11 2009	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____	
Side <u>5</u> from PL	Rear <u>10</u> from <u>RB</u>	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____
(Engineer's Initials)		

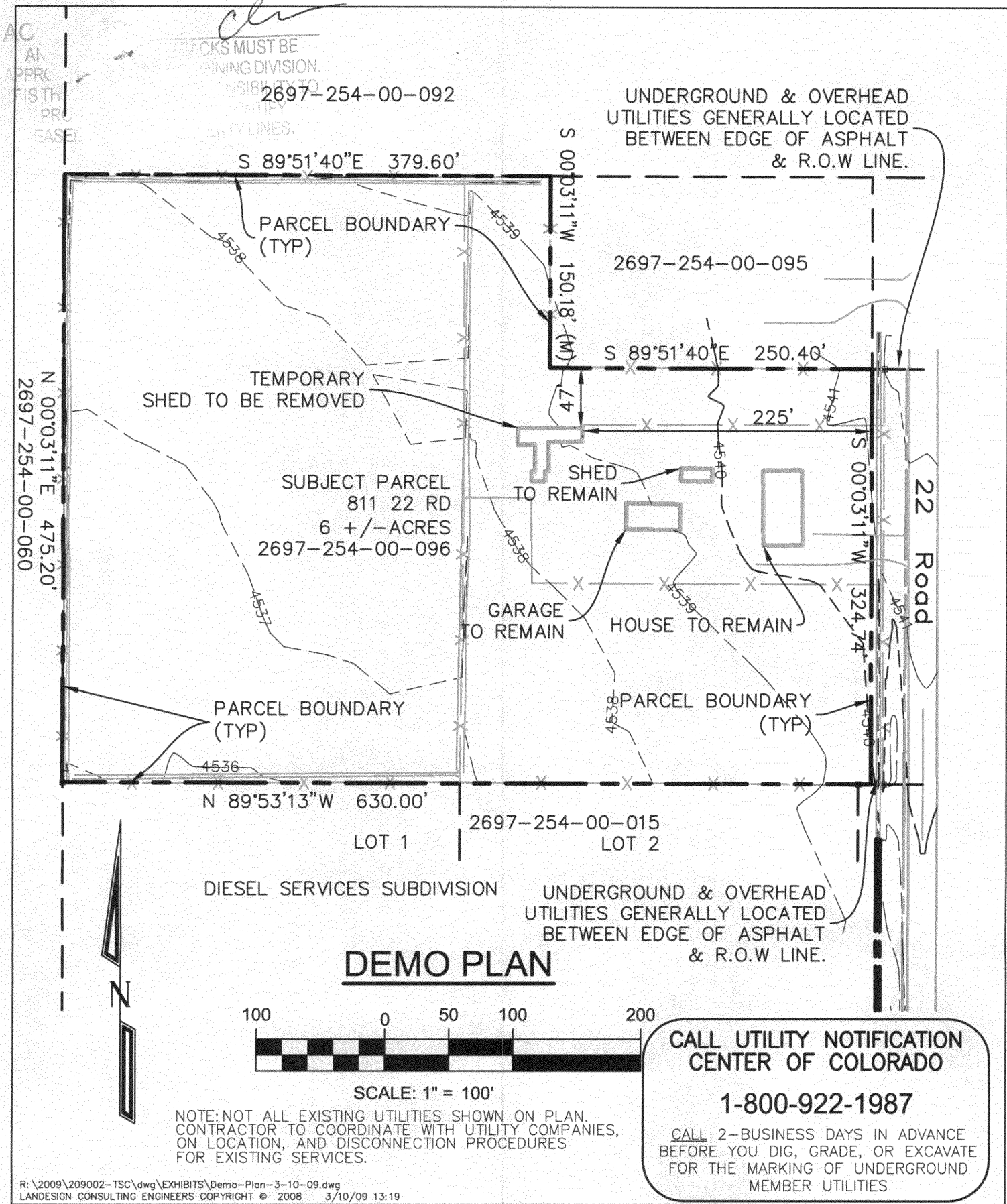
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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).

X Applicant Signature Kevin Wimberly Date 3/11/09
 Planning Approval C McKeel Date 3/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>water/sewer yet</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/11/09</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)



CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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 LANDESIGN CONSULTING ENGINEERS COPYRIGHT © 2008 3/10/09 13:19

DRAWING NUMBER 1 OF 1	CHECKED BY
	DRAWN BY CJG
	DATE 3/10/09
	JOB NO. 209002

TSC INC.
811 22 ROAD
 CITY OF G.J., COLORADO

LANDESIGN
 CONSULTING ENGINEERS

326 MAIN STREET, SUITE 100
 GRAND JUNCTION, CO 81501
 (970) 245-4099 FAX (970) 245-3079