

TCP \$	0 <sup>00</sup>
Drainage \$	—
SIF\$	—
Inspection \$	—

Planning \$	5
Bldg Permit #	
File #	—

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 627 24 1/2 RD, UNIT H  
 Parcel No. 2945-043-13-012  
 Subdivision Canyon View Condos  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Unit H  
 Lot 4

Multifamily Only:  
 No. of Existing Units 0 No. Proposed 0  
 Sq. Ft. of Existing 1117 Sq. Ft. Proposed 1117  
 Sq. Ft. of Lot / Parcel .027  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name STAN MUHR  
 Address 627 24 1/2 RD UNIT H  
 City / State / Zip GRAND JUNCTION CO  
81505

**DESCRIPTION OF WORK & INTENDED USE:**

<input checked="" 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: _____	

**APPLICANT INFORMATION:**

Name M. GLEESON INC  
 Address 523 FLORENCE RD  
 City / State / Zip GRAND JUNCTION, CO 81504  
 Telephone (970) 242-8035

**\* FOR CHANGE OF USE:**

\*Existing Use: OFFICE  
 \*Proposed Use: OFFICE

Estimated Remodeling Cost \$ 75,000 +-  
 Current Fair Market Value of Structure \$ 178,720

**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 PAID**

ZONE <u>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Special Conditions: <u>Site meets Code; no SPR req'd</u>
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 [Signature] Date 11/19/09  
 Planning Approval [Signature] Date 11/19/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11/19/09</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)