

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

Planning \$ <u>N/A</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 310 S 7th Street  
 Parcel No. 2945-144-58-942  
 Subdivision City of Grand Jct.  
 Filing \_\_\_\_\_ Block 137 Lot 7#8

Multifamily Only:  
 No. of Existing Units 1 No. Proposed 0  
 Sq. Ft. of Existing N/A Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel N/A  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 0

**OWNER INFORMATION:**

Name City of Grand Jct.  
 Address 250 S 5th Street  
 City / State / Zip Grand Jct. Colorado 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Demo existing

**\* FOR CHANGE OF USE:**

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-256-4004

**PAID**  
**APR 14 2009**  
**RB**

Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 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 C-1 Maximum coverage of lot by structures -  
 SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES / NO \_\_\_\_\_  
 Side 0 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District E Ingress / Egress Location Approval \_\_\_\_\_ Special Conditions: internal general fund  
 (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 Charles Best Date 4-3-2009  
 Planning Approval C McKee Date 4/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No.
Utility Accounting <u>Don Be</u>	Date <u>4/14/09</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)