

TCP \$	N/A
Drainage \$	N/A
SIF \$	N/A
Inspection \$	

Planning \$	5.00
Bldg Permit #	
File #	RZP-1998-182

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Building Address 2259 Broadway
 Parcel No. 29NS-181-15-001
 Subdivision Meadowlark Gardens
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1300 Sq. Ft. Proposed SAME
 Sq. Ft. of Lot / Parcel 18,000 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Angeline Baccott
 Address 5 Gannoy Court
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 241-6023 w 241-6906 h

* FOR CHANGE OF USE: 3 employees
 * Existing Use: office
 * Proposed Use: apparel bar
 Estimated Remodeling Cost \$ 25,000
 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>P.D.</u>	Maximum coverage of lot by structures <u>interior only</u>
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES <u>NO</u>
Side <u>Interior</u> from PL <u>Rear</u> from PL	Parking Requirement <u>No NEW parking req.</u>
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES <u>NO</u>
Voting District _____	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 Angeline Baccott Date 3/17/09
 Planning Approval Juan V. Boman Date March 31, 2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE</u>
Utility Accounting	Date <u>4-31-09</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)

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2917 BROODICK WAY No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. WALNUT ESTATZS Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1926
 Subdivision 2943-052-00-070 ⁹⁵⁻⁰³² Sq. Ft. of Lot / Parcel 6500
 Filing 1 Block 1 Lot 22 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3300
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name SREDDON CONSTRUCTION INC
 Address 2452 HOME RANCH CT.
 City / State / Zip G.J CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name CALMAC PROPERTIES
 Address 845 24 1/2 ROAD
 City / State / Zip G J CO 81505
 Telephone 970-201-9098

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: SINGLE FAMILY RESIDENTIAL

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 R-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 25' from PL Floodplain Certificate Required: YES NO
 Maximum Height of Structure(s) 35' Parking Requirement 2
 Voting District "D" Driveway Location Approval BH Special Conditions _____
 (Engineer's Initials)

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Applicant Signature [Signature] Date 3/16/09
 Planning Approval BH C. McKee Date 3/19/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21363</u>
Utility Accounting	Date <u>3/20/09</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)

2917 BRODICK WAY - LOT 22 - WALNUT ESTATES SUBDIVISION
SITE PLOT PLAN - DOUGLAS MODEL - 20 SCALE.



ACCEPTED *PH C McGe*
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.

