

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Act NOT set up
IN utilities

Building Address 520 Court Road - Bldg I
 Parcel No. 2943-073-68-946
 Subdivision Arbor Vista Subdivision
 Filing N/A Block N/A Lot ~~1~~ 2

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

OWNER INFORMATION:

Name Grand Junction Housing Authority
 Address 1011 North 10th Street
 City / State / Zip Grand Jct, CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Interior Only

* FOR CHANGE OF USE:

*Existing Use: Existing
 *Proposed Use: _____

APPLICANT INFORMATION:

Name ~~SHAW~~ SHAW Construction
 Address 760 Horizon Dr
 City / State / Zip Grand Jct, CO, 81506
 Telephone 970-242-9236

Estimated Remodeling Cost \$ 7,500
 Current Fair Market Value of Structure \$ 95,580

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>R-12</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: <u>YES</u> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
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 3-5-2009
 Planning Approval [Signature] Date 3/5/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>See Debi</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-5-09</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)