

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

Planning \$ <u>10.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

5395-0

Building Address 2839 Elm Ave
 Parcel No. 2943-073-35-001
 Subdivision Glutfelty Manor
 Filing _____ Block _____ Lot 1

Multifamily Only: 3
 No. of Existing Units 1660+1600+330= No. Proposed no chg
 Sq. Ft. of Existing 3590 SF Sq. Ft. Proposed 626 SF
 Sq. Ft. of Lot / Parcel 29533
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4216 SF

OWNER INFORMATION:

Name Mike Goodknight
 Address 3454 Woodgate Dr.
 City / State / Zip Grand Junction CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: adding carport to side of garage existing with slab underneath

* FOR CHANGE OF USE:

*Existing Use: Storage
 *Proposed Use: Storage

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 270 3332

PAID
 MAR 19 2009
 RB

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 R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 20/25 from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side 5/3 from PL Rear 10/5 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Floodplain Certificate Required: YES _____ NO X
 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).

X Applicant Signature Mike Goodknight X Date 3/19/2009
 Planning Approval C McKee Date 3/19/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>nowater/sewer</u>
Utility Accounting <u>Done</u>	Date <u>3/19/09</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)

ACCEPTED 
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.



Thursday, October 07, 2004 10:04 AM

32 X 18 Main slab = 476
10 X 21 Driveway 210

626 SF



Map1 35510