

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

90380

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Planning \$	5.00
Bldg Permit #	
File #	

Building Address 2460 F RD. UNIT #3
 Parcel No. 2945-044-20-003
 Subdivision FRONTIER PLAZA CONDO
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 7 No. Proposed 7
 Sq. Ft. of Existing 5847 Sq. Ft. Proposed 5847
 Sq. Ft. of Lot / Parcel 5880
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5880

OWNER INFORMATION:

Name JNC LLC. - (JOHN N. HYNES, JR)
 Address 2270 G 3/4 RD
 City / State / Zip G.J., 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 MOR STORAGE
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 10,000⁰⁰
 Current Fair Market Value of Structure \$ 730,000⁰⁰

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>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
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 12-29-09
 Planning Approval [Signature] Date 12/29/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>[Signature]</u>
Utility Accounting <u>[Signature]</u>	Date	<u>12/29/09</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)

250 EQUIS