

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

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

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Building Address 407 Glenwood Ave. Multifamily Only: 4759 2 eqs

Parcel No. 2945-113-26-007 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Subdivision Glenwood Ave. Condo Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. of Lot / Parcel \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Michael Carbett

Address 407 Same

City / State / Zip \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)

Addition  Change of Business

Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ken Fuhrer

Address 401 W Chipeta Ave

City / State / Zip CO

Telephone 216 8271

\* FOR CHANGE OF USE:

\*Existing Use: Mental Lab Stud wall

\*Proposed Use: Same

Estimated Remodeling Cost \$ 2000<sup>00</sup>

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>C-2</u>	<b>PA</b> FEB 24 2009	Maximum coverage of lot by structures _____	
SETBACKS: Front _____ from property line (PL)	<b>RB</b>	Landscaping/Screening Required: YES _____ NO _____	
Side _____ from PL	Rear _____ from PL	Parking Requirement _____	
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: _____	
	(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 Ken Fuhrer Date \_\_\_\_\_

Planning Approval Wendy Spivey Date 2/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NUS cover</u>
Utility Accounting <u>none</u>	Date <u>2/24/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)

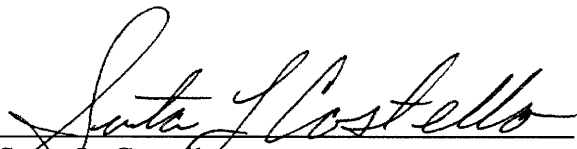
(White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

**CITY OF GRAND JUNCTION  
MINOR SITE PLAN REVIEW**

<b>FOR</b>	)	<b>ADMINISTRATIVE DECISION</b>
	)	<b>APPROVING</b>
Brook Blaney	)	
407 Glenwood Ave <sup>unit</sup> 403	)	
Grand Junction, CO 81501	)	<b>File #MSP-2007-213</b>
	)	

An application submitted by Brook Blaney requesting a Minor Site Plan Review to construct a 1000 sq foot addition in C-2 zone district, located at 407 Glenwood Ave, was considered administratively by the City of Grand Junction on May 2, 2008. After considering all pertinent data, the Administrator **APPROVES** the Site Plan upon finding that the proposal complies with all applicable sections of the Grand Junction Zoning and Development Code.

All uses that are subject to a Minor Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

  
\_\_\_\_\_  
Senta L. Costello  
Associate Planner

Cc: Burke Construction Co., Inc – Tom Burke

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