

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

Planning \$ <u>0</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

3433-0

Building Address 830 GUNNISON AVE

Parcel No. 2945-141-22-942

Subdivision \_\_\_\_\_

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

**OWNER INFORMATION:**

Name MESA COUNTY SCHOOL DIST 51

Address 330 S 24<sup>th</sup> CT.

City / State / Zip G.J., CO 81501

**APPLICANT INFORMATION:**

Name BOA BUILDERS

Address Box 603

City / State / Zip PALISADE, CO 81526

Telephone 464 7842

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) \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel
- Addition
- Other: walk in freezer
- Change of Use (\*Specify uses below)
- Change of Business

**\*FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_

\*Proposed Use: \_\_\_\_\_

Estimated Remodeling Cost \$ 40,000

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 CSR

SETBACKS: Front \_\_\_\_\_ from property line (PL)

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL

Maximum Height of Structure(s) \_\_\_\_\_

Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(Engineer's Initials)

Maximum coverage of lot by structures \_\_\_\_\_

Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Requirement \_\_\_\_\_

Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Special Conditions: \_\_\_\_\_

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 Thomas J. Bosko Date 6/15/2009

Planning Approval Pat Denler Date 6/15/09

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No NO w/ SWIRL SWIRL change.

Utility Accounting \_\_\_\_\_ Date 6/15/09

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)