

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

Planning \$ <u>1000</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

8426-0

Building Address 728 Horizon Dr  
Grand Junction, Co. 81506

Parcel No. \_\_\_\_\_

Subdivision \_\_\_\_\_

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

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 Feeley Family LLLP <sup>DBA</sup> Super 8

Address 728 Horizon Drive

City / State / Zip Grand Junction, Co. 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel       Change of Use (\*Specify uses below)

Addition       Change of Business

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

**APPLICANT INFORMATION:**

Name Feeley Family LLLP DBA Super 8

Address 728 Horizon Dr

City / State / Zip Grand Junction, Co. 81506

Telephone 970 234 8085

\* FOR CHANGE OF USE:

\*Existing Use: Swimming pool

\*Proposed Use:   \*  

Estimated Remodeling Cost \$ 55,000.00

Current Fair Market Value of Structure \$ N/A

**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>100%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL      Rear <u>10</u> 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 \_\_\_\_\_

Planning Approval [Signature] Date 3/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>NO change</u>
Utility Accounting <u>[Signature]</u>	Date <u>3-23-09</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)

