

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

1316

Building Address 464 Main St.
 Parcel No. 2945-143-16-018
 Subdivision ~~CITY OF GRAND JUNCTION~~
 Town of Grand Junction, First Division, Resurvey
 Filing _____ Block 103 Lot 17-18

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 H.R. ADVENTURES LLC.
 Address 101 S 3rd St Ste 360
 City / State / Zip GJ 81501-2477

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: MOVING WALL

APPLICANT INFORMATION:

Name Agape Const. Inc.
 Address 1016 Pritchard Merce
 City / State / Zip HJ CO 81503
 Telephone 266-9921

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ \$5,000.00
 Current Fair Market Value of Structure \$ 6,246,900.00

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>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES <u>/</u> NO <u>/</u>
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>65'</u>	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 7/7/09
 Planning Approval Pat Dunlap Date 7/7/09 (EQ4)

Additional water and/or sewer tap fee(s) are required: YES <u>/</u> NO <u>/</u>	W/O No. <u>Moving wall</u>
Utility Accounting <u>Other Power</u>	Date <u>July 7, 2009</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)