

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

PLANNING CLEARANCE
 (Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

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

Building Address 634 Main St #6
 Parcel No. 2945-143-18-012
 Subdivision _____
 Filing _____ Block 105 Lot 21-24

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 Sentinel Square Inc
 Address PO Box 4003
 City / State / Zip Grand Jct CO 81502

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

APPLICANT INFORMATION:

Name Trim Line Const
 Address 2507 1/2 Wood Ave
 City / State / Zip Grand Jct CO 81505
 Telephone 970-234-5405

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 15,000
 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 <u>B-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>0</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>0</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 Pat Deuelge Date 11/10/09
 Planning Approval Pat Deuelge Date 11/10/09

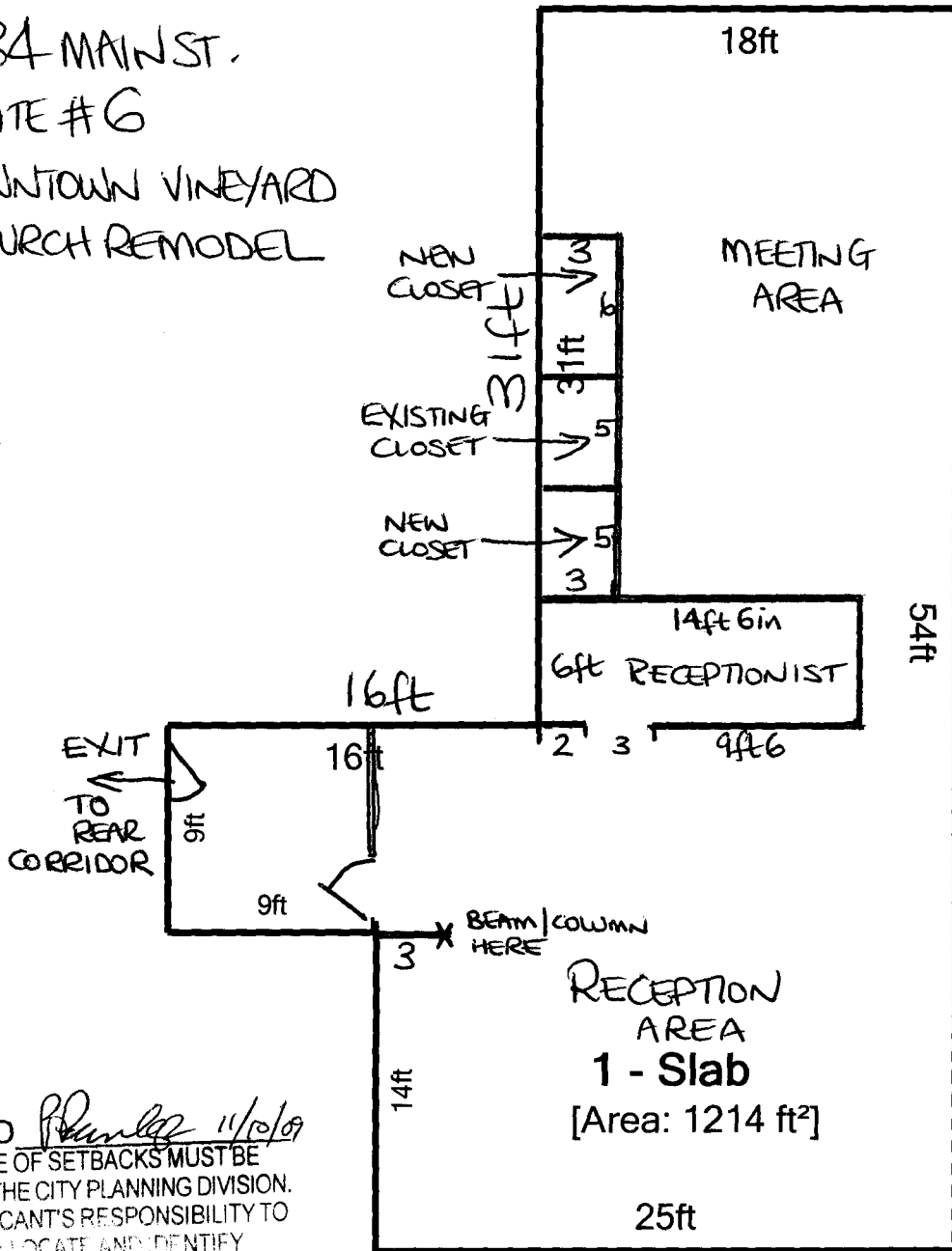
Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. <u>No chg in use</u>
Utility Accounting <u>Chloe</u> Date <u>11/10/09</u>

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)

Sketch

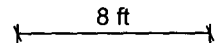
Case Number: -2 File Number: 1
 Address: _____
 City / State: / Zip / County: /
 Borrower: _____
 Lender or Client: _____ Address: _____
 Prepared By: _____ Prepared By A...

634 MAIN ST.
 SUITE # 6
 DOWNTOWN VINEYARD
 CHURCH REMODEL



ACCEPTED *Plumber 11/10/09*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

MAIN ENTRANCE FROM COURTYARD



Living Area	Area Calculation	
1 - Slab	1214 ft ²	1 - Slab x 1.00 = Unregistered
	Δ 9ft x 9ft	0.50 = 40.5 ft ²
	Δ 16ft x 12.73ft	0.35 = 72.00 ft ²
	Δ 11.40ft x 14ft	0.31 = 49 ft ²
	Δ 24.04ft x 25ft	0.48 = 287.5 ft ²
	Δ 18ft x 31ft	0.50 = 279 ft ²
Total Living Area (rounded):	1214 ft ²	Δ 29.21ft x 54ft x 0.31 = 486 ft ²