

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

1300-0 1EQW

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

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

Building Address 336 Main St #207
 Parcel No. 2945-143-15-022
 Subdivision Grand Junction
 Filing _____ Block 102 Lot 23-24

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 450/unit Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 9408
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name 336 MAIN LLC
 Address 979 25th Ave
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: <u>electrical, remove walls & add 2 walls</u>	

* FOR CHANGE OF USE:

*Existing Use: _____

*Proposed Use: _____

APPLICANT INFORMATION:

Name GEN HAMBLEN 71-14 COURT
 Address 3145 E 24th Road
 City / State / Zip GJ CO 81504
 Telephone 970-2407300

Estimated Remodeling Cost \$ 2000

Current Fair Market Value of Structure \$ 571,300

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>B2</u>	Maximum coverage of lot by structures <u>85</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0/0</u> from PL Rear <u>0/0</u> from PL	Parking Requirement <u>no chg</u>
Maximum Height of Structure(s) <u>65</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Ingress / Egress Location Approval _____
	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 Gen Hamblen Date 7/14/09
 Planning Approval C McKee Date 7/14/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>No chg in use</u>
Utility Accounting <u>Michael Cole</u>	Date <u>7/14/09</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)

Backlot

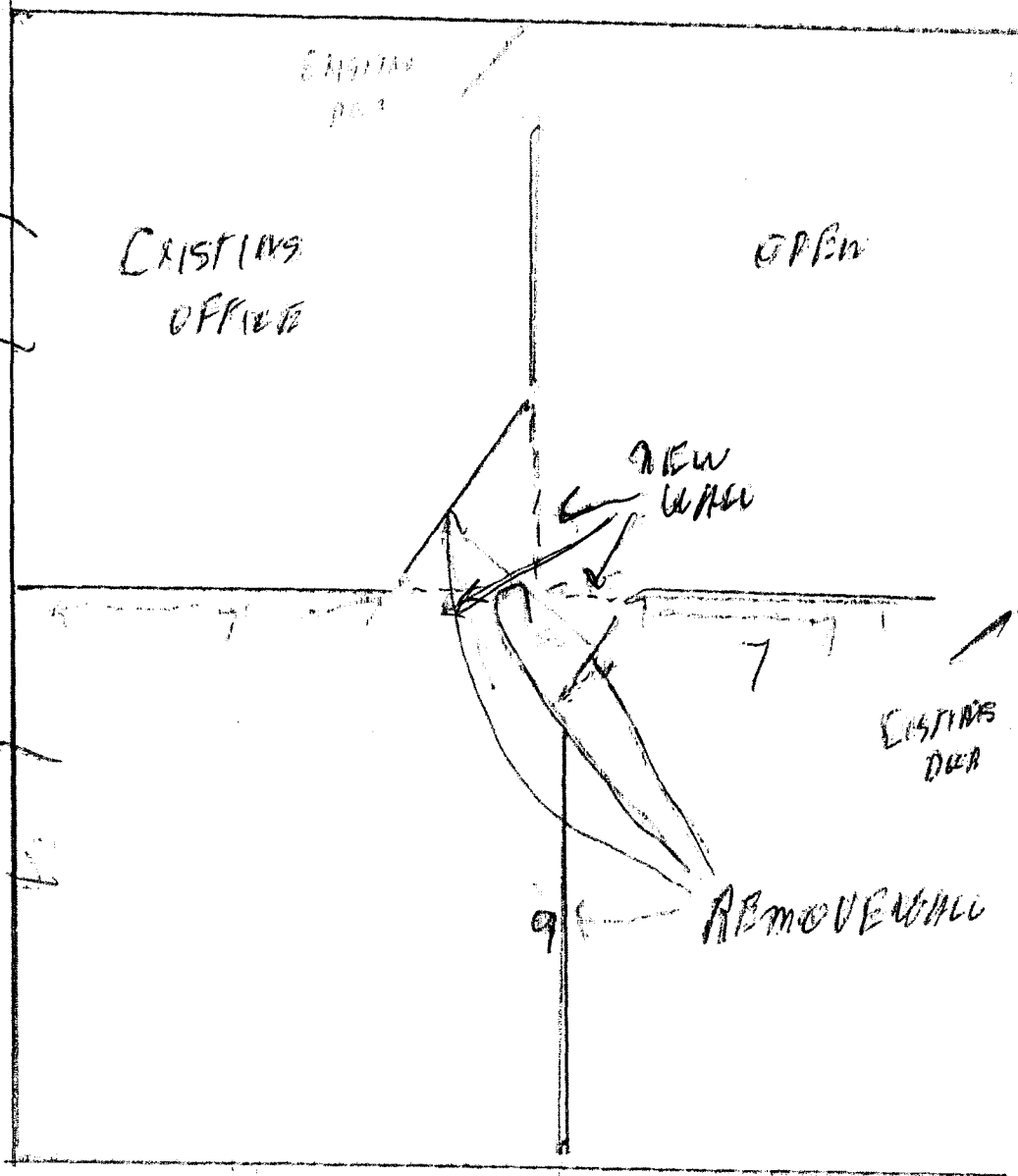
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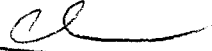
DECK

EXISTING DECK

EXIST. WALL

EXIST. WALL



ACCEPTED 

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.

MOBILE

OFFICE