

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

Planning \$ <u>5,00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2936 NORTH AVE <sup>UNITS A, B, C</sup>  
 Parcel No. 2943-083-60-001, 002, 003  
 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:** (PRESS ONE CUSTOMER CARE-CALL CENTER)

Name HABITAT FOR HUMANITY MESA CITY  
 Address 2936 NORTH AVE #D  
 City / State / Zip GRAND JCT CO 81504

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

**APPLICANT INFORMATION:**

Name COVENANT HOMES, INC  
 Address P.O. BOX 1921  
 City / State / Zip GRAND JCT CO 81502  
 Telephone (970) 241-7797

\* FOR CHANGE OF USE:  
 \*Existing Use: RETAIL (VACANT)  
 \*Proposed Use: CALL CENTER  
 Estimated Remodeling Cost \$ 92,000  
 Current Fair Market Value of Structure \$ 754,080

**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>C1</u>	Ingress / Egress Location Approval _____	Special Conditions: <u>Interior walls on limited common elements.</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	(Engineer's Initials) _____		Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL			Parking Requirement _____
Maximum Height of Structure(s) _____			Floodplain Certificate Required: YES _____ NO _____

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 10-28-09  
 Planning Approval [Signature] Date 10-28-09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____	W/O No. <u>Remodel work</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/28/09</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)