

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

Planning \$ <u>N/C</u>
Bldg Permit #
File #

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 303 North  
 Parcel No. 2945-142-03-001  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 9 Lot 1-3

Multifamily Only:  
 No. of Existing Units no change 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 James Ahlin  
 Address 303 North Ave  
 City / State / Zip GT 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business

Other: REMOVAL of existing broken concrete & REPAIRING with new concrete  
 \* FOR CHANGE OF USE: approved by SC  
 \*Existing Use: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name James Ahlin  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

\*Proposed Use:  
NOTE: Property used as residence with home occupation permit only unless plan review to change to commercial  
 Estimated Remodeling Cost \$ completion of site  
 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 C-1 Maximum coverage of lot by structures N/A  
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES PAID NO \_\_\_\_\_  
 Side 0/0 from PL Rear 10/10 from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Voting District \_\_\_\_\_ 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 James A. Ahlin Date 10-8-09  
 Planning Approval [Signature] Date 10/8/09

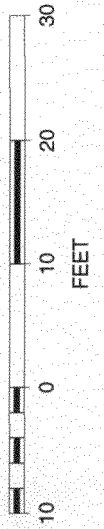
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/8/09</u>		

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)

# 303 North Avenue



SCALE 1 : 183



removed & replaced with new  
10/18/09  
[Signature]