

Planning \$	5 ⁰⁰
TCP \$	
Drainage \$	
SIF \$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

37500-0
7.22-08

Building Address 2478 Patterson Rd.
Parcel No. 2945-044-17-014
Subdivision Patterson Village Sq. Cond.

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing ~~1,352~~ Sq. Ft. Proposed 1,345
1,345
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

Filing 2 Block _____ Lot _____
OWNER INFORMATION: Sec. #4

Name Ogrady family trust
Address 627 E. Peace Dr.
City / State / Zip GJ. CO. 81504

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: adding 4 offices 4 employees

APPLICANT INFORMATION:
Name Sunset Construction
Address P.O. Box 3503
City / State / Zip Montrose, CO 81402
Telephone (970) 216-6356

* FOR CHANGE OF USE:
DATED
*Existing Use: _____ JUN 24 2009
*Proposed Use: _____ NO
Estimated Remodeling Cost \$ \$4,000
Current Fair Market Value of Structure \$ 241,740⁰⁰

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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (Section 305, Uniform Building Code).

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 Tyler C. Wilkerson Date 6/24/09
Planning Approval Pat Dunlap Date 6/24/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. w/sewer / water add. <u>75</u>
Utility Accounting <u>Am-Ro</u>	Date <u>6/24/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)