

TCP \$	<u>1500</u>
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 1104 Pithin 506-0
 Parcel No. 2945-144-36-021
 Subdivision City of Grand Junction
 Filing _____ Block 133 Lot 29-34

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 Tom Bolger
 Address 2030 BASELINE DR.
 City / State / Zip GJ. CO 81507

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel w/electrical
installing emergency lighting frog eyes
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 270 2599

*Existing Use: _____
 *Proposed Use: NO SWR/WTR Change
 Estimated Remodeling Cost \$ 500-1000
 Current Fair Market Value of Structure \$ 473,840

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>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
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).

X Applicant Signature [Signature] Date 2-11-09
 Planning Approval [Signature] Date 2/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR/WTR Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/11/09</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)

