

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

#1461-

PLANNING CLEARANCE

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

Planning \$	5,00
Bldg Permit #	
File #	

Building Address 861 Rood Avenue
 Parcel No. 2945-144-16-021
 Subdivision Grand Junction
 Filing _____ Block 107 Lot 15 & 16

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 6359
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Armstrong Consulting
 Address 841 Road
 City / State / Zip Grand Jct, CO.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Add bathroom

APPLICANT INFORMATION:

Name Emeray Welsh
 Address 3109 E. Rd.
 City / State / Zip Grand Jct 81504
 Telephone 261-4747

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 2000
 Current Fair Market Value of Structure \$ 223,500

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>RO</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5/5</u> from PL Rear <u>10/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Floodplain Certificate Required: YES _____ NO _____
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).

Applicant Signature Emeray Welsh Date 9/22/09
 Planning Approval C. McKee Date 9/23/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O.No.
Utility Accounting	Date		<u>Bathroom only</u>
			<u>9-23-9</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)

861 KODD

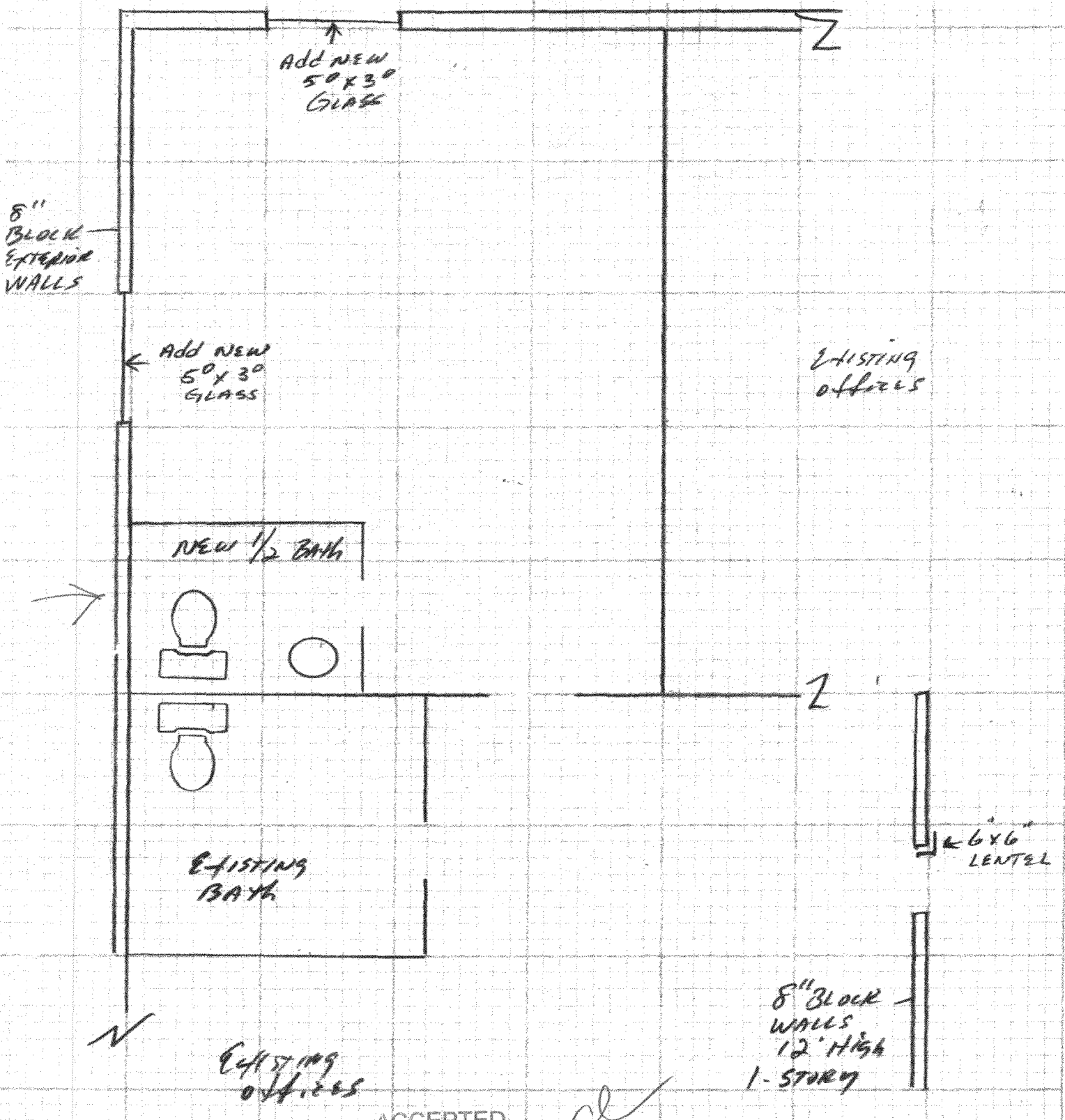
JOB DATA SHEET

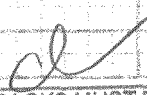
CONTR.

EMERY WELSH

PROJECT ARMSTRONG CONSULTING

DATE 9/23/09



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.