

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

Planning \$	10 <sup>00</sup>
Bldg Permit #	
File #	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

432-0

Building Address 914 SOUTH AVE  
 Parcel No. 2945-144-39-017  
 Subdivision G.J.  
 Filing \_\_\_\_\_ Block 152 Lot 21-26

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed 216 SF + 240 SF  
 Sq. Ft. of Lot / Parcel 18,750 SF  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 216 SF + 240 SF

**OWNER INFORMATION:**

Name MICHAEL KRUGER  
914 SOUTH AVENUE, LLC  
 Address 914 SOUTH AVE  
 City / State / Zip G.J., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: 9' x 24' STORAGE SHED - PORTABLE  
10' x 24' STORAGE SHED - PORTABLE

\* FOR CHANGE OF USE: NO UTILITIES

**APPLICANT INFORMATION:**

Name MOR STORAGE  
 Address 3010 I-70B  
 City / State / Zip G.J., CO 81504  
 Telephone 254-0460

\*Existing Use: PAID  
 \*Proposed Use: APR 15 2009  
RB  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 Current Fair Market Value of Structure \$ 8,000.<sup>00</sup>

**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>C2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</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.

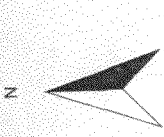
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-19-09  
 Planning Approval [Signature] Date 4/15/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water / sewage</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/15/09</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)

# City of Grand Junction GIS Zoning Map ©



914 South Ave  
 C-2  
 Mike Kruger Roofing  
 ACCEPTED *Pat Quinby* 4/15/09  
 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.