

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

Planning \$	5.00
Bldg Permit #	
File #	

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2425 Zeller Ave  
 Parcel No. 2945-131-04-001  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block 3 Lot 1 to 9

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 SCH Grand Junction LLC  
 Address 2425 Zeller Ave  
 City / State / Zip Gudpet Co. 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel       Change of Use (\*Specify uses below)  
 Addition       Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Royal T's Construction  
 Address 2489 Hwy 6 + 50  
 City / State / Zip Gudpet Co. 81505  
 Telephone 970-257-7563 or 250 9197

**\* FOR CHANGE OF USE:**

\*Existing Use: Nursing Home  
 \*Proposed Use: Remove old 32" Bathroom Door to install new 36" Doors  
Doors only Change 3,000.00  
 Estimated Remodeling Cost \$ 3,000.00

Current Fair Market Value of Structure \$ 1,783,070

**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>R-24</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) _____	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 2-6-2009  
 Planning Approval [Signature] Date 2-6-2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <input checked="" type="checkbox"/> WTR <input checked="" type="checkbox"/> SWR <input checked="" type="checkbox"/> Change
Utility Accounting <u>[Signature]</u>	Date <u>2/6/09</u>		

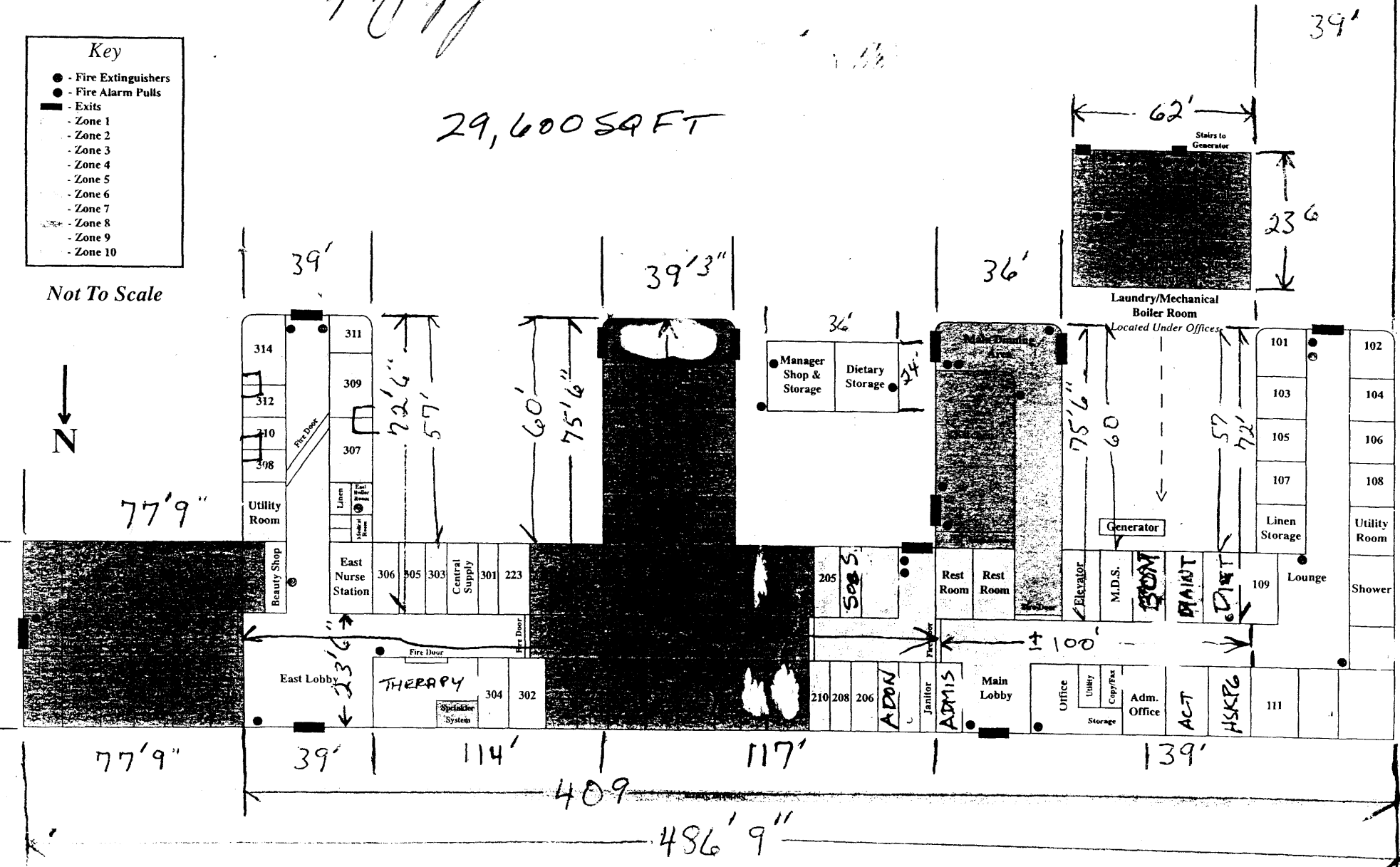
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning)      (Yellow: Customer)      (Pink: Building Department)      (Goldenrod: Utility Accounting)

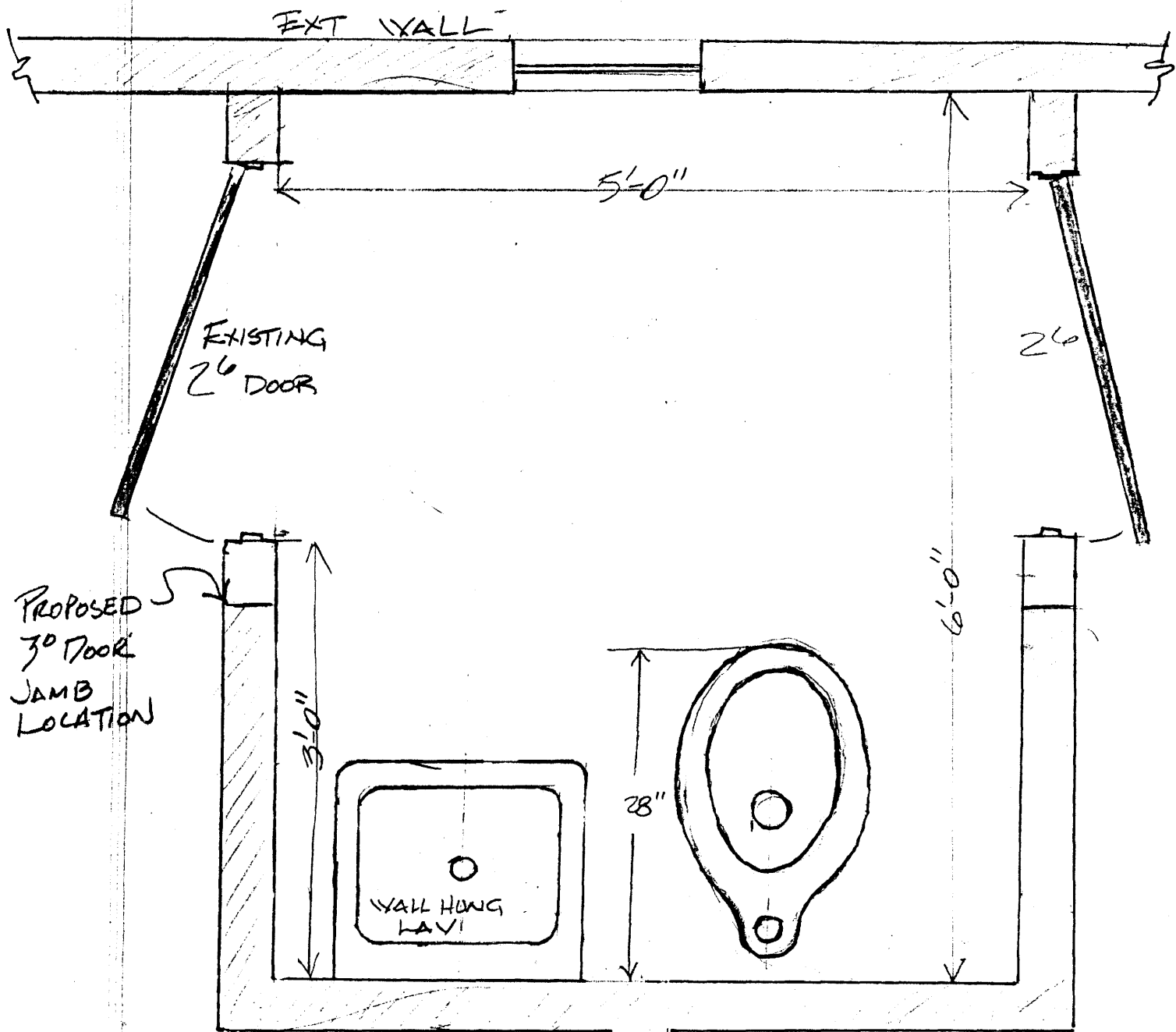
*copy 7/4*

29,600 SQAFT

- Key**
- - Fire Extinguishers
  - - Fire Alarm Pulls
  - Exits
  - Zone 1
  - Zone 2
  - Zone 3
  - Zone 4
  - Zone 5
  - Zone 6
  - Zone 7
  - Zone 8
  - Zone 9
  - Zone 10

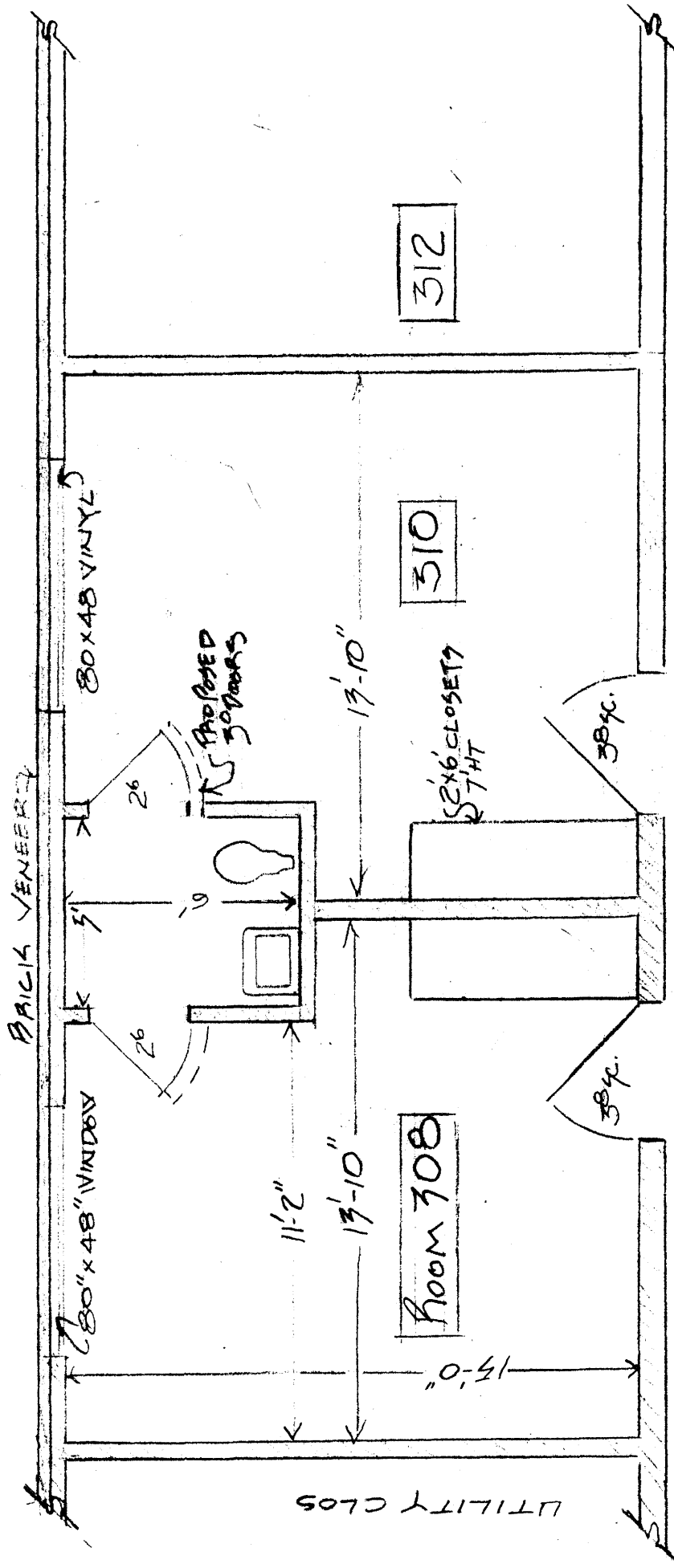
Not To Scale





BATHROOM LAYOUT  
 FOR ROOMS 308-310  
 307-309  
 311  
 312

BLOCK WALLS



FLOOR PLAN - 308-310 - 1/4"

FEE \$	10 <sup>00</sup>
TCP \$	
SIF \$	

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 241 TIANNA WAY  
 Parcel No. 294B-293-24-001  
 Subdivision CRISTA LEE  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name RANDOLPH C MILLER  
 Address 241 TIANNA WAY  
 City / State / Zip GRAND JUNCTION COLO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): STORAGE SHED 10x12

**APPLICANT INFORMATION:**

Name RANDOLPH C MILLER  
 Address 241 TIANNA WAY  
 City / State / Zip GRAND JUNCTION COLO  
 Telephone 970 314 9109

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): STORAGE SHED

NOTES: \_\_\_\_\_

**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>R-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

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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 RC Miller Date 2/2/09  
 Planning Approval Pat Dunlap Date 2/2/09

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