

8346-0

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

| |
|-------------------------------|
| Planning \$ 10. ⁰⁰ |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 588 25 1/2 ROAD
 Parcel No. 2945-101-00-942
 Subdivision POMONA ELEMENTARY
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units No. Proposed
 Sq. Ft. of Existing 19,366 Sq. Ft. Proposed 280
 Sq. Ft. of Lot / Parcel 715,516
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 64,000

OWNER INFORMATION:

Name SCHOOL DISTRICT 51
 Address 2115 GRAND 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: 14' x 20' SHED ON CONCRETE

APPLICANT INFORMATION:

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

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ 6,700.⁰⁰

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 CSR 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 _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____ Special Conditions: _____

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 5/17/10
 Planning Approval [Signature] Date 5/18/10

| | | | |
|--|---------------------|--|-----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u> </u> |
| Utility Accounting <u>[Signature]</u> | Date <u>5-18-10</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)

County Map



Mesa County GIS
 544 Rood Ave.
 Grand Junction, CO 81501

AIMER : The Geographic Information System (GIS) and its components are used as a source of reference for answering inquiries, for planning and for mapping. GIS is not intended or does not replace legal description information in the title and other information contained in official government records such as county Clerk and Records office or the courts. In addition, the representations of data in this GIS cannot be substituted for actual legal surveys.

ACCEPTED *[Signature]*
 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.

LEGEND

- | | | | |
|---|-----------------|--|---|
| + | Hospitals | | Colorado National Monument |
| ★ | Police Stations | | BLM Special Areas |
| ▲ | Fire Stations | | Black Ridge Canyons |
| ↓ | Schools | | COLORADO CANYONS NATIONAL CONSERVATION AREA |
| | State Highways | | BLM |
| | Roads | | National Forest |
| | Lakes | | |
| | Canals | | |