

PCN-2010-450

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

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Planning \$	0
Bldg Permit #	
File #	COU-2010-119

~~564~~ 19211-0

Building Address 564 29 Road  
 Parcel No. 2943-082-00-037  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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 Bookcliff Land and Building LLC  
 Address 2668 Hwy 50  
 City / State / Zip Grand Junction, CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  
 Addition  
 Other: \_\_\_\_\_  
 Change of Use (\*Specify uses below)  
 Change of Business

### APPLICANT INFORMATION:

Name Tom Melzer or Nancy Hugenberg  
 Address 2668 Hwy 50  
 City / State / Zip Grand Junction, CO 81503  
 Telephone 970 241-9866

\* FOR CHANGE OF USE:  
 \*Existing Use: Vacant Veterinarian Clinic  
 \*Proposed Use: Accounting Office  
 Estimated Remodeling Cost \$ 2000  
 Current Fair Market Value of Structure \$ 85,420

**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>MXG-3</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>0'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>1/400</u>
Maximum Height of Structure(s) <u>50'</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District _____	Ingress / Egress Location Approval <u>N/C</u> (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 Thomas Melzer N. Hugenberg Date 6/29/10  
 Planning Approval [Signature] Date 11/4/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>NO WATER, NO SEWER</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-12-10</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)