

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 436 South Seventh  
 Parcel No. 2945-144-43-931  
 Subdivision City of Grand Junction  
 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 Mesa County  
 Address 315 Spruce Street  
 City / State / Zip Grand Junction CO

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

**APPLICANT INFORMATION:**

Name Mesa County Facilities  
 Address 315 Spruce  
 City / State / Zip Grand Junction  
 Telephone John Stratton 986-0299

~~\*FOR CHANGE OF USE~~ **PAID JUN 15 2010**  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Accessible Restroom upgrade  
 Estimated Remodeling Cost \$ 12,000.00  
 Current Fair Market Value of Structure \$ 378,550.00

**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 <u>C-2</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL      Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____      Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures <u>Interior remodel only</u> Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: <u>approved per plan</u>

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 John J Stratton      Date 6-15-2010  
 Planning Approval Dayleen Henderson      Date 6-15-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>6/15/10</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)