

PCN-2010-345

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

| |
|-------------------|
| Planning \$ 10.00 |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

47433-0

Building Address 2020 1/2 S Broadway
 Parcel No. 2947-222-00-951
 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 Monument Presbyterian Church
 Address 2020 1/2 S. Broadway
 City / State / Zip Grand Junction, Co 81507

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: 10x12 wood built Shed

APPLICANT INFORMATION:

Name Monument Presbyterian Church
 Address 2020 1/2 S. Broadway
 City / State / Zip Grand Junction, Co 81507
 Telephone 970-243-7763

* FOR CHANGE OF USE: **PAID**
 *Existing Use: _____ OCT 15 2010
 *Proposed Use: _____ RS
 Estimated Remodeling Cost \$ 1420.00
 Current Fair Market Value of Structure \$ 1,309,860.00

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 R-R 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 _____ Special Conditions: approved per plan
(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 Mary Jane Hutto for MPC Date 10-15-10
 Planning Approval Gayleen Henderson Date 10-15-10

| | | | |
|--------------------------------------------------------|----------------------|-------------------------------------|----------------------------------|
| 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>St. Sigmund</u> | Date <u>10-15-10</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)

City of Grand Junction GIS Zoning Map ©



10-15-10

ACCEPTED *Gaylene Herden*

10'x12' shed

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.