

E

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

F3153-00

Planning \$	NIC
Bldg Permit #	
File #	

PLANNING CLEARANCE

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

PCN-2010-188

Building Address 400 CURRIE SON AVE (HAUTHORNE PARK)
 Parcel No. 2945-142-21-945
 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 CITY OF GRAND JUNCTION
 Address 250 N. 5TH ST.
 City / State / Zip CO, CO 81501

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

APPLICANT INFORMATION:

Name JEROD TIMOTHY
 Address 250 N. 5TH ST
 City / State / Zip CO, CO 81501
 Telephone 970-244-1565

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

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 _____ 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: _____
 (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 Jerod Timothy Date 10/11/10
 Planning Approval Patricia Date 10/11/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>Water</u>		Date <u>10-11-10</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)