

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

Planning \$	N/A
Bldg Permit #	—
File #	—

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2529 HIGH COUNTRY CT.
 Parcel No. 2945-152-05-941
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 0 No. Proposed 0
 Sq. Ft. of Existing 4500 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 1,074
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) No chg

OWNER INFORMATION:

Name CITY OF GRAND JUNCTION
 Address 250 N. 5TH ST.
 City / State / Zip G.J. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name JIM STAVAST / CITY OF GRAND JCT.
 Address 250 N. 5TH ST.
 City / State / Zip GRAND JCT., CO. 81501
 Telephone 970-244-1569

*** FOR CHANGE OF USE:**

*Existing Use: Office / Shop
 *Proposed Use: Office / Shop

Estimated Remodeling Cost \$ 100,000

Current Fair Market Value of Structure \$ 320,460.00

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>I-1</u>	PAID FEB 19 2010	Maximum coverage of lot by structures <u>FAR 2.0</u>	
SETBACKS: Front <u>15'</u> from property line (PL) TB	Landscaping/Screening Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>15</u>		
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Voting District <u>A</u>	Ingress / Egress Location Approval <u>N/A</u> <small>(Engineer's Initials)</small>	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 James D. Stavast Date 2/19/2010

Planning Approval Justin J. Costello Date 2/19/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>2/19/10</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)