

PCN-2010-432

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 2674 HWY. 50 <sup>11837-2</sup>

Parcel No. 2945-261-11-001

Subdivision ORCHARD MESA HEIGHTS

Filing \_\_\_\_\_ Block 24 Lot 1-5,6-8

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_

Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_

Sq. Ft. of Lot / Parcel 17,249.00

Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

#### OWNER INFORMATION:

Name TED & SING HEIDMAN

Address 411 W. MAYFIELD DR

City / State / Zip GRAND JUNCTION, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)

Addition  Change of Business

Other: WALLS & DOORS INSIDE

#### APPLICANT INFORMATION:

Name TED & CHRIS FRANZ <sup>COX</sup>

Address 2674 HWY 50

City / State / Zip GRAND JUNCTION, CO 81503

Telephone (970) 596-7901

\* FOR CHANGE OF USE:

\*Existing Use: General Retail <sup>2. Exp 10 year</sup>

\*Proposed Use: INSURANCE OFFICE

Estimated Remodeling Cost \$ 3,000.00

Current Fair Market Value of Structure \$ 197,480.00

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO

Side 0' from PL Rear 10' from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 40' 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 Christopher Franz Date 11-01-10

Planning Approval Gayleen Henderson Date 11-1-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WITH SWR CHARGES</u>
Utility Accounting <u>0</u>	Date <u>11/1/10</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)