

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

Planning \$ 1250 500
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2797 Justice Dr.
 Parcel No. 2701-254-16-928
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing ~~170~~ Sq. Ft. Proposed 96
 Sq. Ft. of Lot / Parcel 3116 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Colorado Bureau Invest
 Address 2797 Justice Dr.
 City / State / Zip Grand Jet CO 81506

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Shed

APPLICANT INFORMATION:

Name Keri Polley
 Address Same
 City / State / Zip _____
 Telephone 348-7500

*** FOR CHANGE OF USE:**

*Existing Use: Storage only
 *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 <u>I-0</u>	Maximum coverage of lot by structures <u>75%</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>15/15</u> from PL Rear <u>25/25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (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.

PAID

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 Keri Polley Date 1.19.10
 Planning Approval Wendy Osuna Date 1/19/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NOSWE/WTR</u>
Utility Accounting <u>[Signature]</u>	Date	<u>1/19/10</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)



800 NORTH CREST DR

800 NORTH CREST DR

276 H 180 E

800 NORTH CREST DR

JUSTICE DR

276 JUSTICE CT

JUSTICE CT

276 JUSTICE CT

276 JUSTICE CT

