

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

Planning \$ <u>10⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2001 Patterson Rd.
 Parcel No. 2945-121-31-958
 Subdivision NE Christian Church
 Filing _____ Block 1 Lot 1

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 Northeast Christian Church
 Address 2001 PATTERSON RD.
 City / State / Zip GLAND JCT. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input 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: <u>STORAGE SHED 33 X 30</u>	

APPLICANT INFORMATION:

Name NATHAN PORTER
 Address 990 Kestrel Ct.
 City / State / Zip GLAND JCT. CO 81505
 Telephone (970) 210-6724

* FOR CHANGE OF USE: **PAID**
 *Existing Use: MAR 15 2010
 *Proposed Use: **TB**
 Estimated Remodeling Cost \$ 7500.00
 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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> 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)

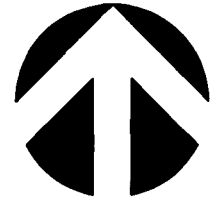
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 [Signature] Date 3-15-2010
 Planning Approval [Signature] Date 3/15/2010

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>3/15/2010</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)



NORTH

SCALE: 1" = 20'

2945-121-31-958
NORTHEAST CHRISTIAN CHURCH
2001 PATTERSON ROAD
GRAND JUNCTION, CO 81506

~ CONCRETE ~

~ GRASS ~

~ GRAVEL ~

PROPOSED
990 ~~S.F.~~ S.F.
GARAGE &
STORAGE SHED

EXISTING SHEDS
TO BE REMOVED
AS PART OF
THIS WORK.

992.94'

N 00°13'03" E

69.94'

49.42'

40.0'

TO REAR PROPERTY LINE
495.65'

ACCEPTED

Pat Decker 3/15/10

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.