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## PLANNING CLEARANCE

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

Planning \$
Bldg Permit #
File # <u>CUP-2010-072</u>

Building Address 2802 Patterson Rd  
 Parcel No. 2943-063-00-952  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 6.21 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name 1st Church of the Nazarene  
 Address 2802 Patterson Rd  
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Moving walls - adding door -

**APPLICANT INFORMATION:**

Name Rev. Larry Chapman  
 Address 2802 Patterson Rd  
 City / State / Zip Grand Junction  
 Telephone 970 245-3125

\* FOR CHANGE OF USE:  
 \*Existing Use: Church / Education / 2002  
 \*Proposed Use: Day care (admission) - 15-17 kids -  
 Estimated Remodeling Cost \$ 1750.00  
 Current Fair Market Value of Structure \$ 6350,000.-

**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-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES _____ NO _____
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.

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 July 19/2010  
 Planning Approval [Signature] Date 7/19/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. No Sewer Change

Utility Accounting [Signature] Date 7/19/10

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)