

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 2546 W. PINYON AVENUE  
 Parcel No. 2945 10216 024  
 Subdivision MINERVA SUBDIVISION  
 Filing \_\_\_\_\_ Block 1 Lot 445

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 JOIS WINGO  
 Address 2546 W. PINYON AVENUE  
 City / State / Zip CO, CO, 81505

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel       Change of Use (\*Specify uses below)  
 Addition       Change of Business  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name CHRISTOPHER KRABACHER  
 Address 1206 ROAD AVENUE  
 City / State / Zip CO / CO / 81501  
 Telephone (970) 243 3587

\* FOR CHANGE OF USE:  
 \*Existing Use: DECK  
 \*Proposed Use: REPLACING DECK (12x14)  
 Estimated Remodeling Cost \$ > \$25K  
 Current Fair Market Value of Structure \$ 1,321,220.

**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>C2</u>		Maximum coverage of lot by structures _____	
SETBACKS: Front _____ from property line (PL)		Landscaping/Screening Required: YES _____ NO _____	
Side _____ from PL      Rear _____ from PL		Parking Requirement _____	<b>PAID</b>
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES <u>JUL 10 2010</u> NO _____	
Voting District _____	Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Special Conditions _____	<u>RS</u>

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 July 19, 2010

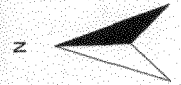
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No. <u>new water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-19-10</u>		

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)

# City of Grand Junction GIS Zoning Map ©



DECK  
ACCEPTED  
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



SCALE 1 : 606

