

PCN-2010-452

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

Planning \$ <u>5⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

1674-0

Building Address 544 Road Ave
Grand Junction 81501
 Parcel No. 2945-143-08-931
 Subdivision East Half
 Filing _____ Block 95 Lot _____

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: City of Grand Junction

Name Mesa County
 Address 315 Spruce Street
 City / State / Zip Grand Junction CO
81502-5026

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Interior only, construct wall, move door, some electrical
 FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Mesa County Facilities
 Address 315 Spruce
 City / State / Zip Grand Junction CO
 Telephone 986-0299 81501-5822

*Existing Use: _____
NOV 15 2010
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 5,765
 Current Fair Market Value of Structure \$ 4,107,350.00

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 <u>B-2</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 _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)
	Special Conditions: _____

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 John J Stratton Date 11-15-2010
 Planning Approval Pat Dumble Date 11/15/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no water no sewer

Utility Accounting Pat Dumble Date 11-15-10

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)