

TGP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>10.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

1117-0

Building Address 528 SOUTH AVENUE
 Parcel No. 2945 143 40 975
 Subdivision _____
 Filing _____ Block 148 Lot 22 & 23

Multifamily Only:
 No. of Existing Units 1 No. Proposed 1
 Sq. Ft. of Existing 1925 Sq. Ft. Proposed 2014
 Sq. Ft. of Lot / Parcel 144 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2014

OWNER INFORMATION:

Name Lighthouse GOSPEL MINISTRIES
 Address 550 SOUTH AVENUE
 City / State / Zip GRAND JCTN, CO 81501

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 AVE
 City / State / Zip GRAND JCTN, CO 81501
 Telephone (970) 243 3587

* FOR CHANGE OF USE:
 *Existing Use: MEN'S TRANSIENT QUARTERS
 *Proposed Use: SAME
 Estimated Remodeling Cost \$ 60,000
 Current Fair Market Value of Structure \$ 245,120

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>G-2</u>	Maximum coverage of lot by structures _____	Landscaping/Screening Required: YES _____ NO _____	
SETBACKS: Front <u>15</u> from property line (PL)	Side <u>10</u> from PL Rear <u>10</u> from PL	Parking Requirement _____	
Maximum Height of Structure(s) _____	Ingress / Egress _____	Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Location Approval _____ <small>(Engineer's Initials)</small>	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 Christopher Krabacher Date SEP 7 2010
 Planning Approval Lyli Reyes Date Sept 7, 2010

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>am</u>	Date <u>9/7/10</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)

ALLEY

50.0'

133.33'

125.0'

PARKING LOT

71.25'

2014 SF

MENS DORMITORY

125.0'

RESIDENCE

10.0'

30.0'

10.0'

120.42'

50.0'

SIDEWALK

SOUTH AVENUE


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


City of Grand Junction GIS City Map ©


Parcels

 Address Label


Air Photos


 2010 Photos


 Highways


 Street Labels


City Limits


 Grand Junction

 Fruita

 Palisade

 De Beque

 Collbran

 Mesa County



SCALE 1 : 602



2945 143 40 975
114 ACRES (50x125)
LOT 22, 23 BLK 148
GJ SEC 14 151W

Lighthouse Gospel Ministries

Grand Junction Rescue Mission

550 South Avenue

Grand Junction, Colorado 81501

970.243.4230

9-7-10

To Whom It May Concern:

This letter confirms that the property at 538 South Avenue Grand Junction, Colorado 81501 has been in the same continuous use for the last 12 months.

Thank You,

Keith M. Bradley

Director/Founder

A handwritten signature in black ink, appearing to read 'K. Bradley', written over the typed name and title.