

TCP \$	_____
Drainage \$	0
SIF \$	0
Inspection \$	0

PCN-2010-438 #1022-01

Planning \$	50
Bldg Permit #	
File #	SPR-2010-085

PLANNING CLEARANCE

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

Building Address 1600 Wte Ave G.I.
 Parcel No. 2945-133-00-011
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units N/A No. Proposed N/A
 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 Landmark Baptist Church
 Address 2711 Unawcep Ave
 City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name Tom Barlament
 Address 2711 Unawcep Ave
 City / State / Zip Grand Jct. CO 81503
 Telephone 970-257-1047

* FOR CHANGE OF USE:

*Existing Use: Office
 *Proposed Use: Office/Church School
 Estimated Remodeling Cost \$ 3,000.00
 Current Fair Market Value of Structure \$ 1.2 million

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 C-1 Maximum coverage of lot by structures N/A
 SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
 Side Interior from PL Rear Only from PL Parking Requirement Less than previous
 Maximum Height of Structure(s) _____ Floodplain Certificate Required: YES _____ NO X
 Voting District C Ingress / Egress Location Approval N/A 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 Tom Barlament Date 11/5/10
 Planning Approval Steve Castello Date 11/5/10 LEQU

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. Existing
 Utility Accounting Doreen Vonover Date 11-05-10

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)

Handwritten notes:
 3211 Unawcep Ave
 2711 Unawcep Ave
 11/5/10