TCP \$	
Drainage \$	
SIF\$	

(White: Planning)

(Yellow: Customer)

358-	\bigcirc
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PLANNING CLEARANCE

Planning \$ / 💍 💍
Bldg Permit #
File #

(Goldenrod: Utility Accounting)

SIF\$	(Multifamily & Nonresidential Ren	nodels and Change of Use)	File#
Inspection \$	Public Works & Plan	nning Department	
Building Address 122 Parcel No. 2945 - 6 Subdivision		Multifamily Only: No. of Existing Units	Sq. Ft. Proposed \
Filing Block	Lot		54 5,749 Acres
OWNER INFORMATION:		(Total Existing & Propos	by Structures & Impervious Surface ed)
Name <u>Na Ste //</u> Address <u>/227 w</u> City / State / Zip <i>La.</i> T.	vinters Ave	DESCRIPTION OF WOR	Change of Use (*Specify uses below) Change of Business (510 to westnerport STRUCTURE)
APPLICANT INFORMATION	N:		
Name Mike L	Burrows	*Existing Use: OUTE	soon Stonge MOLOF even repark business
Address <u>1227</u> a	inters Ave.	*Proposed Use:	ened Autoran Stonace A OF Couranner Repairs
City / State / Zip G.J.	Co. 8150/	Estimated Remodeling C	Cost \$ 8,000
Telephone <u>970</u> -	985-0032	Current Fair Market Valu	ne of Structure \$ <u>289,990</u>
			re location(s), parking, setbacks to all & rights-of-way which abut the parcel.
	THIS SECTION TO BE COMP	PLETED BY PLANNING S	TAFF
ZONE	from property line (PL)	Maximum coverage of lo	
Side from PL	Rear / O from PL	Parking Requirement	Required: YESNO
Maximum Height of Structure	Ingress / Egress	Floodplain Certificate Re Special Conditions:	equired: YESNO
Voting District	Location Approval (Engineer's Initials)	
structure authorized by this a	g Clearance must be approved,	in writing, by the Public V until a final inspection has l	Vorks & Planning Department. The been completed and a Certificate of
ordinances, laws, regulations		e project. I understand that	ree to comply with any and all codes, failure to comply shall result in legal
Applicant Signature	michael a Bur	NEW 2 Date	7-15-10
Planning Approval	. L. / hylis	Date	7-15-10
Additional water and/or sewe	r tap fee(s) are required: YE	S NO WION	IONO WTR SWR Change.
Utility Accounting		Date	15/10.
VALID FOR SIX MONTHS F	ROM DATE OF ISSUANCE (Se	ction 2.2.C.4 Grand Junction	on Zoning & Development Code)

(Pink: Building Department)

City of Grand Junction GIS Zoning Map ©



100 200 300 ANYCHANGE (PRET PROVEDBY THE APPLICA PROPERLY)

ACCEPTED A A ANY CHANGE OF SETBACKS MUSTBE
PPROVED BY THE CITY PLANNING DIVISION
TIS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.



Thursday, July 15, 2010 1:22 PM

TCP\$ 358-0	Planning \$ / 6
Drainage \$	Bldg Permit #
SIF\$ (Multifamily & Nonresidential R	CLEARANCE emodels and Change of Use) File #
	Multifamily Only: Multifamily O
Building Address [227 WINTONS	Multifamily Only; No. of Existing Units No. Proposed
Parcel No. 2945 - 242-15-601	Sq. Ft. of Existing Sq. Ft. Proposed Sq. Ft. Proposed
Subdivision <u>Colorado Wist Nev. Sara</u>	Sq. Ft. of Lot / Parcel 574 5, 749 Acres
Filing Block Lot/	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Waste Management	DESCRIPTION OF WORK & INTENDED USE:
Address 1227 Winfers Ave	Remodel Change of Use (*Specify uses below) Change of Business
City / State / Zip 67.7. Co. 8150/	Other: 47 x 30 (510 th) westnesport
APPLICANT INFORMATION:	* FOR CHANGE OF USE:
Name Mike Burrows	*Existing Use: OUT DOOR STORKE MOT OF
Address 1227 winters Ave.	*Proposed Use: <u>COVERED AUTOCER STOMAGE</u> MGA OF CONTAINER REPAIRS
City / State / Zip G.J. Co. 8150	Estimated Remodeling Cost \$ 8,000
Telephone 970-985-0032	_ Current Fair Market Value of Structure \$ $289,990$
	l existing & proposed structure location(s), parking, setbacks to all tion & width & all easements & rights-of-way which abut the parcel.
	MPLETED BY PLANNING STAFF
SETRACKS: Front / STRACKS: Front / STRAC	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Landscaping/Screening Required: YESNO
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 Initial	Special Conditions:
	d, in writing, by the Public Works & Planning Department. The d until a final inspection has been completed and a Certificate of Department.
	he information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal non-use of the building(s).
Applicant Signature Trichael a Bu	news Date 7-15-10
Planning Approval July Inglish	Date
Additional water and/or sewer tap fee(s) are required:	ES NO WIONONO WTR SWR Change.
Utility Accounting	Date 7/15/10 ·
	Section 2.2.C.4 Grand Junction Zoning & Development Code) (Goldenrod: Utility Accounting)



PPROVED BY THE CITY PLANNING DIVISION TIS THE APPLICANTS RESPONSIBILITY TO ANY CHANGE OF SETBACKS MUST BE EASEMENTS AND PROPERTY INC. の配用的

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Thursday, July 15, 2010 1:22 PM

TCP\$	789
Drainage \$	
0.150	- 4

REVISED

PLANNING CLEARANCE

Planning \$	/8."
Bldg Permit	#
File#	

SII \$	(Multifamily & Nonresidentia			se) File #
Inspection \$	Public Works &	Planning D	<u>epartment</u>	
Building Address 132	Laurens .	Multifa	mily Only:	No. Proposed
Parcel No. 3945	142-15-001		of Existing	
Subdivision				
Filing Block OWNER INFORMATION:	Lot	Sq. Fi	. Coverage of	Lot by Structures & Impervious Surface oposed)
Name Wast //	navagement.		RIPTION OF	WORK & INTENDED USE: Change of Use (*Specify uses below)
Address /4-4/	draftes Aller		dition ner:	Change of Business
City / State / Zip	Co. 850,			35 (840 P) revised 10/2
APPLICANT INFORMATIO	N:			
Name //// 1	5211 Cars			TOWN THE REPORT OF
Address 1227 4	Mintes Ave.	Propi	osed Use. 📶	REA OF CLAIM LER LERA
City / State / Zip	1 60 8150	<u>/</u> Estima	ated Remodeli	ng Cost \$ <u>8,000</u>
Telephone 770-	7/5-002 200	Currei	nt Fair Market	Value of Structure \$ 89, 990 3
	THIS SECTION TO BE C	OMPLETED	BY PLANNIN	
ZONE	715	Maxin	num coverage	of lot by structures
SETBACKS: Front	from property line (PL)	Lands	caping/Screer	ning Required: YESNO
Side / from PL	Rear / D from F	PL Parkir	ig Requiremer	nt
Maximum Height of Structure	e(s)	Flood	olain Certificat	e Required: YESNO
Voting District	Ingress / Egress Location Approval (Engineer's I		Special Conditions:	
structure authorized by this a Occupancy has been issued	g Clearance must be appro application cannot be occup , if applicable, by the Buildir	oved, in writir pied until a fir ng Departmer	nal inspection I nt.	lic Works & Planning Department. The has been completed and a Certificate of
	s or restrictions which apply	to the project	. I understand	I agree to comply with any and all codes, that failure to comply shall result in legal s).
Applicant Signature	Kind Carl B. J.		Date	7-15-10
Planning Approval	Le Mally		Date	7-15-10
Additional water and/or sewe	er tap fee(s) are required:	YES	NO W	10 NO. NOTICISMIL CHEEK
Utility Accounting	and the second s		Date	1/15/10.
VALID FOR OWN DOVETTS F	DOLLD LEE OF LOOK WILDS	- 10 11 01		# 7 1-0D 4-10 (A)

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)

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