

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

358-0

Planning \$ 10 ⁰⁰
Bldg Permit #
File #

PLANNING CLEARANCE

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

Building Address 1227 WINTERS
 Parcel No. 2945-242-15-001
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed 1
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 5.74 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Waste Management
 Address 1227 Winters Ave.
 City / State / Zip G.J. Co. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: 17x30 (510^{sq}) weatherport STRUCTURE

APPLICANT INFORMATION:

Name Mike Burrows
 Address 1227 Winters Ave.
 City / State / Zip G.J. Co. 81501
 Telephone 970-985-0032

* FOR CHANGE OF USE:
 *Existing Use: OUTDOOR STORAGE MGA OF CONTAINER REPAIR BUSINESS
 *Proposed Use: COVERED OUTDOOR STORAGE MGA OF CONTAINER REPAIRS
 Estimated Remodeling Cost \$ 8,000
 Current Fair Market Value of Structure \$ 289,990

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>I-2</u> SETBACKS: Front <u>15/25</u> from property line (PL) Side <u>0</u> from PL Rear <u>10</u> from PL Maximum Height of Structure(s) _____ Voting District _____ Ingress / Egress Location Approval _____ (Engineer's Initials)	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____
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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 Michael A. Burrows Date 7-15-10
 Planning Approval [Signature] Date 7-15-10

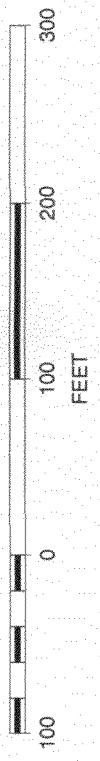
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO WTR/SWR Charge
Utility Accounting <u>[Signature]</u>	Date <u>7/15/10</u>		

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 ©



SCALE 1 : 1,287



ACCEPTED *[Signature]*
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.



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PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

~~REVISED~~ **REVISED** 10/25/10 ^{4th}

Building Address 1227 WINTERS
 Parcel No. 2945-242-15-001
 Subdivision Colorado Wild Dev. Park
 Filing _____ Block _____ Lot 1

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 5.749 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Waste Management
 Address 1227 WINTERS AVE.
 City / State / Zip G.J. CO. 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: 17x30 (5100) WESTERNPORT
24x35 (8400) STRUCTURE!

APPLICANT INFORMATION:

Name MIKE BURROWS
 Address 1227 WINTERS AVE.
 City / State / Zip G.J. CO. 81501
 Telephone 970-985-0032

* FOR CHANGE OF USE: ←
 *Existing Use: OUTDOOR STORAGE AREA OF CONTAINER REPAIR BUSINESS
 *Proposed Use: COVERED OUTDOOR STORAGE AREA OF CONTAINER REPAIRS
 Estimated Remodeling Cost \$ 8,000
 Current Fair Market Value of Structure \$ 289,990

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>I-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____	(Engineer's Initials) _____

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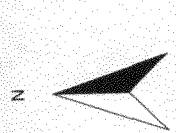
Applicant Signature Michael A. Burrows Date 7-15-10

Planning Approval [Signature] Date 7-15-10

Additional water and/or sewer tap fee(s) are required: YES _____ NO NO W/O NO WTR/SWR Charge.

Utility Accounting [Signature] Date 7/15/10

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)



SCALE 1 : 1,287



ACCEPTED *John B. [Signature]*
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358-0 **REVISION**

PLANNING CLEARANCE

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

Planning \$ 10.00
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File #

Building Address 1227 WINTERS
 Parcel No. 2945-242-15-001
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 5,749 sq. ft.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Waste Management
 Address 1227 WINTERS AVE.
 City / State / Zip CO. 81501

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input checked="" type="checkbox"/> Other: <u>24x35 (840 sq ft) STRUCTURE</u>	

APPLICANT INFORMATION:

Name MIKE BURROWS
 Address 1227 WINTERS AVE.
 City / State / Zip CO. 81501
 Telephone 970-985-0032

* FOR CHANGE OF USE: 24x35 (840 sq ft) STRUCTURE **revised 10/25/10**

*Existing Use: COURT DOOR STORAGE AREA OF COVERED AUTO REPAIR BUSINESS

*Proposed Use: COVERED AUTO REPAIR AREA OF COURT DOOR REPAIRS

Estimated Remodeling Cost \$ 8,000

Current Fair Market Value of Structure \$ 289,990

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.

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Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____
	Special Conditions: _____
	(Engineer's Initials)

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Applicant Signature Mike Burrows Date 7-15-10

Planning Approval [Signature] Date 7-15-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR CHARGE</u>
Utility Accounting	Date <u>7/15/10</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 ©



*revised 10/25/10
JK OK*

ACCEPTED *[Signature]*
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