

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Ref # 11765-0

Building Address 1605 Hwy 50
 Parcel No. 29 45-233-12-019
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 2 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:

Name Hollis Whitnack
 Address 3018 Rowlin Pl
 City / State / Zip G.J. Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Hollis Whitnack
 Address 3018 Rowlin Pl
 City / State / Zip G.J. Co 81504
 Telephone 970-251-0848

* FOR CHANGE OF USE:
 *Existing Use: FURNITURE STORE
 *Proposed Use: _____

Estimated Remodeling Cost \$ 2,000
 Current Fair Market Value of Structure \$ 360,580

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>C-1</u> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>
--	--

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 Hollis Whitnack Date 5-29-09
 Planning Approval [Signature] Date 5/29/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/09</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)