

Planning \$	500
TCP \$	—
Drainage \$	—
SIF\$	—

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.	
FILE #	N/A

Building Address 592 N. COMMERCIAL DR
Parcel No. 2945-102-14-050
Subdivision Westgate Park
Filing 2 Block 3 Lot 1/2 of 8 + 9, 10, 11

Multifamily Only:
No. of Existing Units N/A No. Proposed _____
Sq. Ft. of Existing 6000^{sq} Sq. Ft. Proposed N/A
Sq. Ft. of Lot / Parcel 26,572^{sq}
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name CANYON ELECTRONICS AND CABLE
Address 2591 B³/₄
City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: interior only

APPLICANT INFORMATION:

Name BOB STRATTON
Address 2330 W FLEM CT,
City / State / Zip GRAND JUNCTION, CO 81503
Telephone 970-234-9850

* FOR CHANGE OF USE:
*Existing Use: BIRD CAGE ASSEMBLY + DISTRIBUTION
*Proposed Use: ASSEMBLY OF ELECTRONIC CABLES + CIRCUIT BOARDS
Estimated Remodeling Cost \$ 23,000
Current Fair Market Value of Structure \$ #95,000 or 247,470

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>no change in use</u>
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District <u>no</u>	Ingress / Egress Location Approval <u>No change</u> (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Bob Stratton Date 10-18-04
Department Approval Ronnie Edwards APA Date 10/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Bob Stratton</u>	Date	<u>10/18/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)