

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

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

BLDG PERMIT NO.
FILE #

31789-11057. (V)

Building Address 2314 Hwy 6+50  
Parcel No. 2945-052-00-010  
Subdivision N/A  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only: \_\_\_\_\_  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 21,780 φ  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 5500 φ

**OWNER INFORMATION:**

Name S. RICHARDSON  
Address 680 Independence Valley pr  
City / State / Zip G. Jct. CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: HVAC; Bathrooms

**APPLICANT INFORMATION:**

Name BENCHMARK CM LLC  
Address 1959 BROADWAY  
City / State / Zip G. Jct. CO 81503  
Telephone 250-7700

**\* FOR CHANGE OF USE:**

\*Existing Use: Retail (COU)  
\*Proposed Use: Retail OK  
Estimated Remodeling Cost \$ 20,000  
Current Fair Market Value of Structure \$ 109,780

**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 I-1 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement N/A  
Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: Interior Only.  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(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 [Signature] Date 6/30/04  
Department Approval [Signature] Date 6/30/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>interior remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/30/04</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)