

Planning \$ <u>5.00</u>
TCP \$ <u>0</u>
Drainage \$ <u>0</u>
SIF\$ <u>0</u>

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

BLDG PERMIT NO.
FILE #

86486-4392

Building Address 350 NORTH AVE
 Parcel No. 2945-113-19005
 Subdivision 50 75' OF LOT 4 BLOCK 5
 Filing _____ Block 5 Lot 4

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 3350 Sq. Ft. Proposed 3350
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name AMORA BLEY
 Address _____
 City / State / Zip BOULDER, COLO.

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: New Heating Air conditioning electrical, partition walls
 * FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name SCOTT SUMMERS
 Address 403 BUTTE CT.
 City / State / Zip GRAND JUNCTION CO. 81503
 Telephone 970-263-7441

*Existing Use: RETAIL / ENTERTAINMENT
 *Proposed Use: TANNING SALON
 Estimated Remodeling Cost \$ 25,000.00
 Current Fair Market Value of Structure \$ 102,180.00

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 C-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: _____
 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 Scott G. Summers Date 10/18/2004
 Department Approval Chase Hall Date 10/18/04

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. interior only
 Utility Accounting Plumbing Date 10/18/04