

Planning \$ <u>0 Pd/APP</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 # <u>COU-2004-143</u>

6997-4352  
1340 North Ave GJC 81501

Building Address 1340 North Ave GJC 81501  
 Parcel No. 294512300070  
 Subdivision Grand View  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 1

Multifamily Only: \_\_\_\_\_  
 No. of Existing Units N/A No. Proposed N/A  
 Sq. Ft. of Existing 4056 Sq. Ft. Proposed 4056  
 Sq. Ft. of Lot / Parcel ~~85050~~ 8550  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 8550

**OWNER INFORMATION:**

Name Gary Patrick Withers  
 Address 2700 G rd unit 10C  
 City / State / Zip Grand Jct. CO 81506

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Haley Venegas  
 Address 3922 S. Seville Cir  
 City / State / Zip Grand Junction CO 81506  
 Telephone (970) 243-9759

**\* FOR CHANGE OF USE:**

\*Existing Use: Furniture Store  
 \*Proposed Use: Child Care Center  
 STATE RESTRICTIONS: 30 CHILDREN  
 BASED ON COMPARISON TO LIKE TYPE FACILITY  
 Estimated Remodeling Cost \$ EXISTING EDGE  
1.4 SUFFICIENT  
 Current Fair Market Value of Structure \$ 249,660.00

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>C-1</u>	Maximum coverage of lot by structures <u>FAR-1.00</u>
SETBACKS: Front <u>15'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>6</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District <u>C</u>	Ingress / Egress Location Approval <u>RAD (PERMITTED SITE PLAN)</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 Haley Venegas Date 6-10-04  
 Department Approval Antonia Postello Date 8/3/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. <u>EXISTING-1.4 SUFFICIENT</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/4/04</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)