

Planning \$ <u>Plw/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>COLL-2004-084</u>

57689-8987

Building Address 2505 S WESLO AVE
 Parcel No. 2945-102-19-003
 Subdivision WESLO COMMERCIAL SUB SEC 10 15 1W
 Filing _____ Block 2 Lot 3

Multifamily Only:
 No. of Existing Units 1A No. Proposed 1A
 Sq. Ft. of Existing 3040 Sq. Ft. Proposed 3040
 Sq. Ft. of Lot / Parcel 125 x 50
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3040

OWNER INFORMATION:

Name Hearth 'N Home
 Address 2493 Hwy 6450
 City / State / Zip Grand Jct Co 81505-1124

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: warehouse
 *Proposed Use: Automobile Detail

APPLICANT INFORMATION:

Name Robert Wayne Murray
 Address 3648 G Rd Palisade Co 81524
 City / State / Zip Palisade Co 81524
 Telephone ^{Day} 970243-5225 ^{Ev} 9704645804

Estimated Remodeling Cost \$ 1500
 Current Fair Market Value of Structure \$ 219,900

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 <u>FAR 200</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>7</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
Voting District _____	Ingress / Egress Location Approval <u>W</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 Robert W Murray Date _____
 Department Approval Santa J. Coletto Date 5/25/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No.
--	-----	----	---

Utility Accounting <u>Goldenrod</u>	Date <u>5-27-04</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)

From: Scott Williams
To: Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr
Date: 5/6/04 12:40PM
Subject: RE: The Prep Shop

5/06/04

Based on the information submitted to this office, The Prep Shop, to be located at 2505.5 Weslo Avenue, has an existing oil/sand interceptor that will be utilized for their operations. There are no additional pretreatment requirements for this facility. Please contact me at 256-4162, should you have questions.