

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 # _____

14382-9038 Existing. EOU credits 3.325

Building Address 2460 Fred #5

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Parcel No. 2945-044-20-005

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Subdivision _____

Sq. Ft. of Lot / Parcel 3,000

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name NORRIS DEENER

DESCRIPTION OF WORK & INTENDED USE:

Address 2460 F Rd.

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

City / State / Zip ET Co. 81505

APPLICANT INFORMATION:

Name ALL ABOUT SAME

* FOR CHANGE OF USE:

*Existing Use: VACANT

*Proposed Use: BEAUTY SALON

Address _____

Estimated Remodeling Cost \$ 1,500 -

City / State / Zip _____

Current Fair Market Value of Structure \$ 204,770.

Telephone 970-314-7435

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: Interior Remodel 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 10/20/05

Department Approval [Signature] Date 10-20-05

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No.

Utility Accounting [Signature] Date 10/20/05

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)