

Planning \$	5.00
TCP \$	
Drainage \$	
SIFS	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

78655-9056
C.D.

Building Address 2460 Hwy 6+50 CO 81505

Parcel No. 2945-091-14-006

Subdivision X

Filing X Block X Lot X

OWNER INFORMATION:

Name Thomas Gunter, Juanita Gunter

Address M T D, Inc 2460 Hwy 6+50 CO 81505

City / State / Zip Grand Jct. CO 81505

APPLICANT INFORMATION:

Name Maria C. Keenan

Address 404 Marianne Dr

City / State / Zip Grand Jct. CO 81504

Telephone 970-245-9309

Multifamily Only:
No. of Existing Units No. Proposed

Sq. Ft. of Existing 3,832 Sq. Ft. Proposed 0

Sq. Ft. of Lot / Parcel

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

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Coffee shop

*** FOR CHANGE OF USE:**

*Existing Use: Shiners Car Wash

*Proposed Use: Adding a Little coffee shop

Estimated Remodeling Cost \$ 12,000⁰⁰

Current Fair Market Value of Structure \$ 421,150.00

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 N/A

SETBACKS: Front 15' from property line (PL)

Landscaping/Screening Required: YES NO X

Side 0' from PL Rear 10' from PL

Parking Requirement N/A

Maximum Height of Structure(s) 40'

Special Conditions: Interior Remodel

Voting District Ingress / Egress Location Approval only
(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 Maria C. Keenan Date 10/7/05

Department Approval [Signature] Date 10/7/05

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

Utility Accounting NO ADD'L PIF FOR COFFEE SHOP CAR WASH SVC CHGS W/B REVIEWED Date 10/10/05

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)