

Planning \$	5.00
TCP \$	
Drainage \$	
SIF \$	

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

184 EOD  
 105031-4399 105032-4514 9.2

Building Address 216 N Ave & 1154 N 2nd  
 Parcel No. 2945-113-00-004 & 008  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 4516 Sq. Ft. Proposed 4516  
 Sq. Ft. of Lot / Parcel .402 Acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Airstar, Inc. Jeffrey Williams  
 Address P.O. Box 2404  
 City / State / Zip GJ 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Jeffrey Williams  
 Address 216 N. Ave #8  
 City / State / Zip GJ  
 Telephone 263-0900

\* FOR CHANGE OF USE:

\*Existing Use: Car wash / office  
 \*Proposed Use: Same

Estimated Remodeling Cost \$ 50,000

Current Fair Market Value of Structure \$ 750,000  
131,790.00

**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-2 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: Exterior 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).

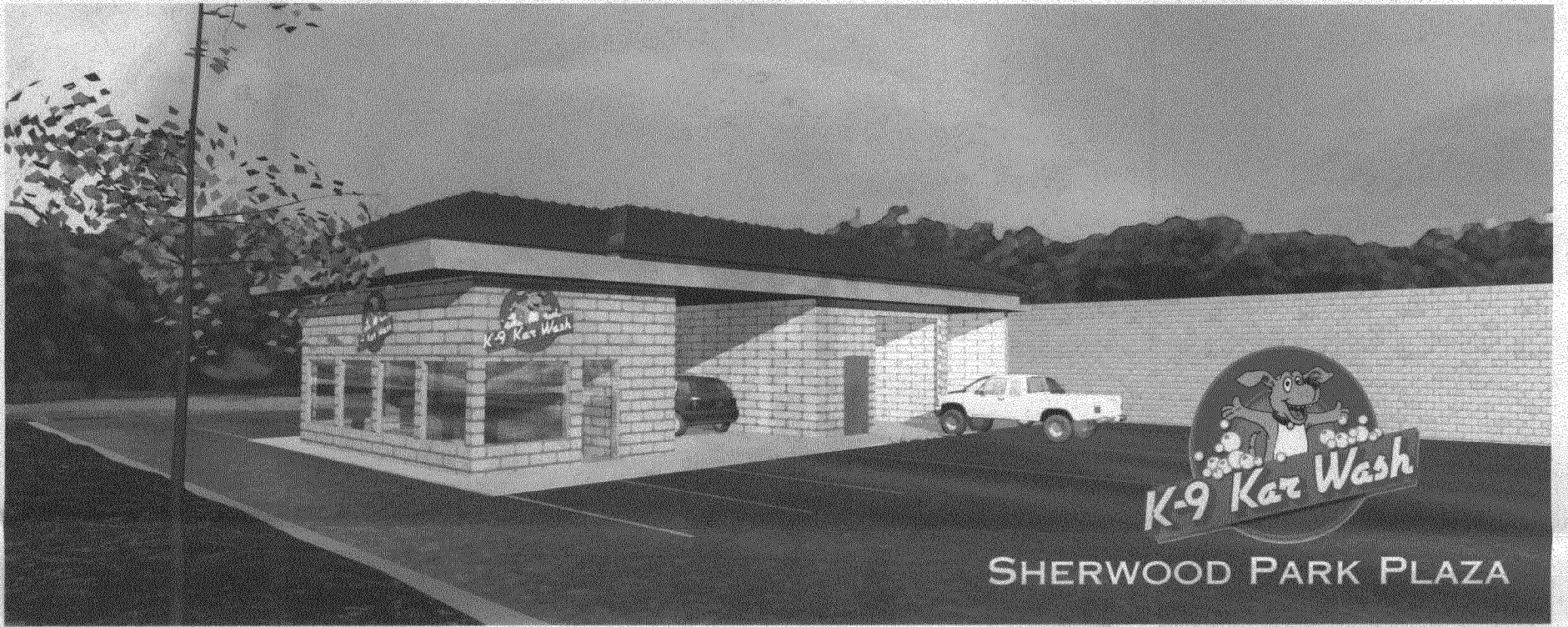
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-22-06  
 Department Approval [Signature] Date 6/22/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No charge</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/22/06</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)





SHERWOOD PARK PLAZA



SHERWOOD PARK PLAZA





**From:** Scott Williams  
**To:** Bob Lee; Bret Guillory; Faye Hall; Wendy Spurr  
**Date:** 3/15/2006 2:39 pm  
**Subject:** RE: Pending Change of Ownership - 50 Cent Car Wash

3/15/06

Based on information submitted to this office, the Sherwood Park K-9 Carwash, located at 1154 North 2nd Street, will have no additional pretreatment requirements. The existing carwash (50 Cent Car Wash) already has oil/sand separators of sufficient volume in each wash bay and these are to be utilized by the new owner.

Should you have comments or questions, please contact Mike Shea or myself at (970) 256-4180.