

Planning \$	10.00 5.00
TCP \$	-
Drainage \$	-
SIF\$	-

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2692 Hwy. 50

Parcel No. 2945-261-29-002

Subdivision N/A

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name JERRY HARRIS 3421 D Rd
Palisade 81526

Address 2692 Hwy 50

City / State / Zip GRAND JUNCTION CO 81503

APPLICANT INFORMATION:

Name IGNACIO NEGRETE

Address 3152 1/2 SHARPTAIL ST

City / State / Zip GRAND JUNCTION CO 81504

Telephone 314-7169

Multifamily Only:
No. of Existing Units N/A No. Proposed _____

Sq. Ft. of Existing N/A Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) no change

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: interior only

* FOR CHANGE OF USE: plumbing / elec. only

*Existing Use: service busin-

*Proposed Use: beverage store - H₂O store
NO COOKING FACILITIES

Estimated Remodeling Cost \$ 3500⁰⁰

Current Fair Market Value of Structure \$ 554,250⁻

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

SETBACKS: Front _____ from property line (PL)

Side _____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures 12 hrs per day

Landscaping/Screening Required: YES _____ NO _____

Parking Requirement No change -

Special Conditions: existing shopping center

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 Ignacio Negrete Date 3/3/06

Department Approval Ronnie Edwards Date 3/3/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8443-11833

Utility Accounting _____ Date _____

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)