

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 #

Building Address 2578 Hwy 6 + 50  
 Parcel No. 2945-104-22-022  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name G.J. Chrysler Jeep-Dodge  
 Address 2578 Hwy 6 + 50  
 City / State / Zip G.J., Co 81505

DESCRIPTION OF WORK & INTENDED USE: 1807A  
 Remodel  Addition under existing roof  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Concept Builders (LLC)  
 Address 2624 H 3/4 Rd  
 City / State / Zip G.J., Co 81506  
 Telephone 234-0750

\* FOR CHANGE OF USE:  
 \* Existing Use: Dealership  
 \* Proposed Use: Dealership  
 Estimated Remodeling Cost \$ \$180,000  
 Current Fair Market Value of Structure \$ \$21,840.00

**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 <u>C-2</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>1807A area under existing roof that will be sectioned off to create a waiting area for customers.</u>
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 4-4-06  
 Department Approval [Signature] Date 4/4/06

Additional water and/or sewer tap fee(s) are required:	YES	NQ	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>4/4/06</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)

180 ft under roof & wall waiting  
between ramp & room



Turn this in to Bldg Dept please.