

Planning \$ <u>5,000 PD</u> with Receipt # <u>27794</u>
TCP \$
Drainage \$
SIF \$

(Multifamily & Nonresidential Remodels and Change of Use)

PLANNING CLEARANCE

Community Development Department

BLDG PERMIT NO.

FILE #

Building Address 2122 North Ave
 Parcel No. 2945-124-28-001
 Subdivision ASL Subdivision
 Filing _____ Block _____ Lot _____

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

Sq. Ft. of Lot / Parcel Approx 3 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 14,000 Existing 14,000 Proposed > Same

OWNER INFORMATION:

Name Royce & Janice Canville
 Address 1875 Deer Park Circle S.
 City / State / Zip Grand Junction Co
81501

APPLICANT INFORMATION:

Name Sam
 Address _____
 City / State / Zip _____
 Telephone 970 2415370 / Cell 9850238

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: _____

* FOR CHANGE OF USE:
 *Existing Use: Auto Dealership
 *Proposed Use: Auto Dealership
 Estimated Remodeling Cost \$ 22,000
 Current Fair Market Value of Structure \$ 1,500,000

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 _____	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: <u>Interior Remodel</u>
Voting District _____	<u>of Detail Shop into office use</u>
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 Royce Canville Date 11/28/06
 Department Approval [Signature] Date 11/28/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>12/5/06</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)