

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIFS	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2878 North Ave
 Parcel No. 2943-074-00-113
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 3 No. Proposed 0
 Sq. Ft. of Existing 3497 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 72,380
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) NA

OWNER INFORMATION:

Name IN-AND-OUT, LLC
 Address 815 25 ROAD
 City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Addition
 Change of Use (*Specify uses below)
 Other: DEMO ONLY
3 BUILDINGS

APPLICANT INFORMATION:

Name WILLIAM L. SKUMAN
IN-AND-OUT, LLC
 Address 815 25 ROAD
 City / State / Zip GRAND JCT, CO 81505
 Telephone 970 245-4266

* FOR CHANGE OF USE:
 *Existing Use: COMMERCIAL
 *Proposed Use: COMMERCIAL
 Estimated Remodeling Cost \$ 0
 Current Fair Market Value of Structure \$?

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-1</u>	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>DEMO ONLY</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 2/1/06
 Department Approval [Signature] Date 2/1/06

Additional water and/or sewer (ap fee(s) are required):	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/1/06</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)