

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 2681 unaweeep Ave. #C5D
Parcel No. 2945-261 04004
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units 1 No. Proposed _____
Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 22,019
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 6,792.

OWNER INFORMATION:

Name George chac & oanh Dam
Address 2851 Picardy Dr.
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Retail Alcohol Sales

APPLICANT INFORMATION:

Name Cindy Trieu
Address 475 David ct
City / State / Zip Fruita, CO 81521
Telephone 6(970) 639-2118

*** FOR CHANGE OF USE:**

*Existing Use: _____
*Proposed Use: Retail Alcohol sales
Estimated Remodeling Cost \$ 3,000 -
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>Interior Remodel 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 Cindy Trieu Date 2-17-06
Department Approval Dayleen Henderson Date 2-17-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. Existing P <u>perm</u>
Utility Accounting <u>Kate Cowley</u>	Date	<u>2/17/06</u>	<u>perm</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)