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| Planning \$ | 10 |
| TCP \$ | |
| Drainage \$ | |
| SIF\$ | |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

108745-62161

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|-----------------|
| BLDG PERMIT NO. |
| FILE # |

Building Address 625 21/2 Rd #B
 Parcel No. 2945-043 28-001
 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 O'Shane Wilson
 Address Box 36
 City / State / Zip Fruta 81521

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Interior Remodel of New Unit

* FOR CHANGE OF USE:

*Existing Use: Vacant
 *Proposed Use: Meat Market

Estimated Remodeling Cost \$ 65,000
 Current Fair Market Value of Structure \$ 318,690

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-216-3488

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 PLANNING STAFF

ZONE C-1 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: _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 O'Shane Wilson Date 11-16-07
 Planning Approval Wendy Spurr Date 11/16/07

| | | | |
|--|------------------------------|--|----------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | W/O No. <u>1/2 EQU de Per DO</u> |
| Utility Accounting <u>Marked</u> | Date <u>11/16/07</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)