

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF \$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

Building Address 108745-62161
625 24 1/2 RD. SUITE C
Parcel No. 2945-043-28-0081
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 B.S. GOLF LLC. DBA GOLFTEC
Address 625 24 1/2 RD. SUITE C
City / State / Zip GRAND JUNCTION, CO. 81505

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

APPLICANT INFORMATION:

Name Billy D. Ellison
Address _____
City / State / Zip _____
Telephone 970-319-9124

* FOR CHANGE OF USE: Golf-Learning Center - Teaching Golf Lesson
*Existing Use:
*Proposed Use: Retail - Leather 20 Emp
Estimated Remodeling Cost \$ 40,000
Current Fair Market Value of Structure \$ New building No Meta Co. info

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 <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: _____
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 [Signature] Date 11-15-07
Planning Approval [Signature] Date 11/15/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>11-15-07</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)