

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF \$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)

BLDG PERMIT NO.
FILE #

Public Works and Planning Department

38947-11892

Building Address 1650 HWY 50
 Parcel No. 2945-233-10-003
 Subdivision Orchard Mesa Heights
 Filing _____ Block 5 Lots 11-14

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 John Crouch
 Address 510 Liberty Cap Ct.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Change of Business
<input type="checkbox"/> Other: _____	

APPLICANT INFORMATION:

Name MATTHEW BOUGY, [REDACTED]
 Address 377 HILL VIEW
 City / State / Zip GRAND JCT, CO, 81503
 Telephone 970-270-7163

*** FOR CHANGE OF USE:**

*Existing Use: N/A VACANT
 *Proposed Use: BIKE SHOP
 Estimated Remodeling Cost \$ 2000⁰⁰
 Current Fair Market Value of Structure \$ 25,270.

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)

Approved per plan

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 Matthew Bougy Date 12/5/07

Planning Approval Gayleen Henderson Date 12-6-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO CHANGE

Utility Accounting [Signature] Date 12/6/07

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)