

Planning \$	10.00
TCP \$	/
Drainage \$	/
SIF\$	/

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

BLDG PERMIT NO.
FILE #

Building Address 1145 North Ave
 Parcel No. 2995-141-06-025
 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 H. John Bellio
 Address P O Box 150
 City / State / Zip Silt, Co 81652

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: Patio Awning Recover
EXISTING 23' X 17'10" = 395 sq.ft.
 * FOR CHANGE OF USE: _____

APPLICANT INFORMATION:

Name CANVAS Products Co
 Address 580 25 Road
 City / State / Zip Grand Jct, Co 81505
 Telephone 242-1953

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 6320⁰⁰
 Current Fair Market Value of Structure \$ n.a.

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 <u>19 spaces - 57 seats</u>
Maximum Height of Structure(s) _____	Special Conditions: <u>Wall for patio approved 1-5-05;</u> <u>patio cover to enclose patio approved</u> <u>4-20-06,</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 12-13-2007

Department Approval Judith A. [Signature] Date 12/14/07

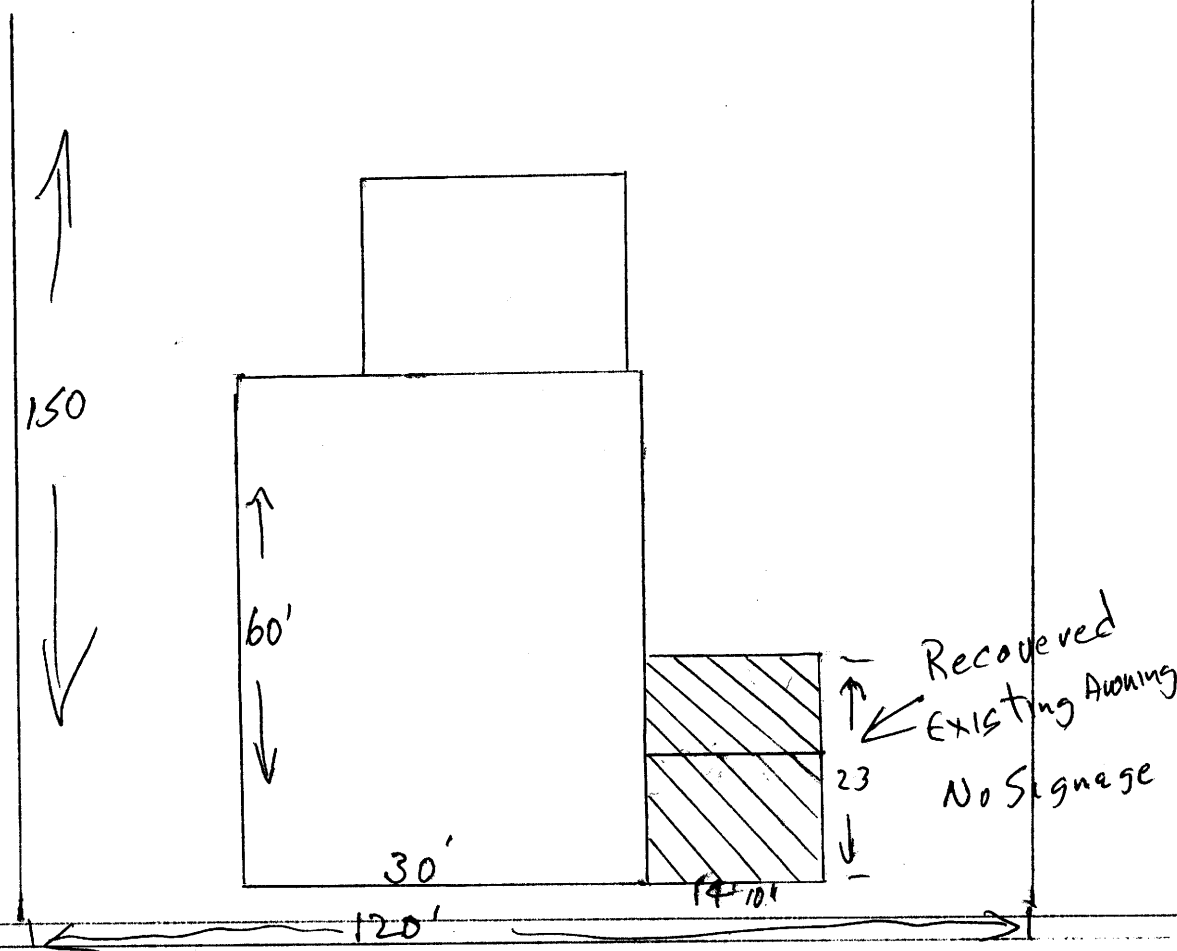
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date	<u>12/14/07</u>	

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)

CANDAS Products Co
580 25 Road
Tom Dykstra
242-1453

Site Plan

El TAPATIO
1145 North Ave
Francisco Espinoza
245-6419



North Ave

ACCEPTED Judith Davis 12/14/07
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

