

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

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Public Works and Planning Department

BLDG PERMIT NO.
FILE #

115998-8990

Building Address 2508 Westo Ave  
 Parcel No. 2945-102-18-005  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units n.a. No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel .181 ac  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Reiger Investments  
 Address \_\_\_\_\_  
 City / State / Zip Grand Junction, Co

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

**APPLICANT INFORMATION:**

Name High Desert Martial Arts  
 Address 2508 Westo Ave  
 City / State / Zip UT CO 81505  
 Telephone 970-243-8010

\* FOR CHANGE OF USE:  
 \*Existing Use: Vacant over 1 year  
 \*Proposed Use: martial arts school/academy  
Changing Cabinet / NO WTR / SWR charge  
Grab Bars  
 Estimated Remodeling Cost \$ 1,000  
 Current Fair Market Value of Structure \$ 163,820

**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>B-2</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 John Fisher Date 11/8/07  
 Planning Approval Judith A. Puri Date 11/8/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No WTR / SWR charge
Utility Accounting <u>[Signature]</u>	Date <u>11/8/07</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)