

TCP \$
Drainage \$
SIF \$
Inspection \$

Planning \$ <u>5.00</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Building Address 141 N. 3<sup>RD</sup> ST.  
 Parcel No. 2945-143-14-020  
 Subdivision N/A  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

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

**OWNER INFORMATION:**

Name PLAZA REPRODUCTION  
 Address 141 N. 3<sup>RD</sup> ST.  
 City / State / Zip GRAND JCT., CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel
- Addition
- Change of Use (\*Specify uses below)
- Change of Business
- Other: DEMO OLD CANOPY ONLY

**APPLICANT INFORMATION:**

Name ALPINE C.M., INC.  
 Address 3189 MESA AVE  
 City / State / Zip GRAND JCT., CO 81504  
 Telephone 434-9874

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: demo only (New size Change)  
 Estimated Remodeling Cost \$ 1,500.00  
 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 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) _____	Floodplain Certificate Required: YES _____ NO _____		
Voting District _____	Ingress / Egress Location Approval _____	Special Conditions: <u>demo only</u>	
	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & 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.

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 \_\_\_\_\_ Date 9/29/08  
 Planning Approval Gayleen Anderson Date 9-29-08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>NO W/2 size Change</u>
Utility Accounting <u>(Signature)</u>	Date <u>9/29/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)