

Planning \$	5
TCP \$	
Drainage \$	
SIF\$	

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Public Works and Planning Department

BLDG PERMIT NO.
FILE #

Building Address 2747 CROSSROADS BLV.
Parcel No. 2701-362-34-018
Subdivision CROSSROADS COLORADO WEST
Filing 2 Block 2 Lots 12/13

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing ≈ 2566 Sq. Ft. Proposed SAME
Sq. Ft. of Lot / Parcel 1.94 ACRES
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name BR-SH LLC
Address 2747 CROSSROADS BLVD
City / State / Zip GRAND JUNCTION, CO 81506

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

APPLICANT INFORMATION:

Name SKELTON CONSTRUCTION INC.
Address P.O. Box 4247
City / State / Zip G.J. CO 81502
Telephone (970) 245-9008

* FOR CHANGE OF USE:
*Existing Use: DIAMONDS
*Proposed Use: EXPAND MOTORCYCLE SALES
Estimated Remodeling Cost \$ 100,000
Current Fair Market Value of Structure \$ 2,158,650

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 C-1 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: Interior Only
Voting District _____ Ingress / Egress _____
Location Approval _____
(Engineer's Initials)

PAID
MAY 21 2008

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 5/1/08
Planning Approval Paul Hornsted Date 5/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>5/1/08</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)