

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

Planning \$ <u>5⁰⁰</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

aka 637 24 1/2 rd

Building Address 2445 F 3/8 RD
 Parcel No. 2945-043-15-001
 Subdivision D & G Mines
 Filing _____ Block _____ Lot 1

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 William Steele
 Address 2445 F 3/8 RD.
 City / State / Zip G.J. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Other: EXTEND EXISTING BAR (SERVICE)
- Change of Use (*Specify uses below)
- Change of Business

APPLICANT INFORMATION:

Name William Steele
 Address 2445 F 3/8 RD.
 City / State / Zip G.J. CO 81505
 Telephone 970.379.0110

* FOR CHANGE OF USE: **PAID**
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 4,000
 Current Fair Market Value of Structure \$ 3,825,750

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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval _____ (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 William Steele Date _____
 Planning Approval Pat Dunlop Date 8/28/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>IBensley</u>	Date <u>8/28/08</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)