

68.96 ECU's

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

Planning \$ 5.00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

81104-37478
2464 Hwy 6450 #16

Building Address 2464 Hwy 6450 #16
Parcel No. 2945-091-23-001
Subdivision 6MC Replat
Filing _____ Block _____ Lot 1A

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 Grand Mesa Center LLC
Address 2464 Hwy 6450
City / State / Zip GJ, CO 81505

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

APPLICANT INFORMATION:

Name Kyle Reed
Address 2320 Palace Verdes
City / State / Zip GJ CO 81507
Telephone 970-201-9143

* FOR CHANGE OF USE:
*Existing Use: interior only
*Proposed Use: Hair salon - 8
6 stations
Estimated Remodeling Cost \$ 15,000
Current Fair Market Value of Structure \$ 24,862.98

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 C2 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: _____
(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 [Signature] Date 7-23-08
Planning Approval [Signature] Date 7/23/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NO SWR Charge.</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/23/08</u>		