

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 2589 Hwy 6 250

Parcel No. 2945-151-00-097

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name MATTAS MOTORS

Address _____

City / State / Zip _____

APPLICANT INFORMATION:

Name WARREN DETMOLD

Address 2916 D 1/2 Rd.

City / State / Zip GRAND Jct. Co. 81504

Telephone 250-4411

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: _____

Estimated Remodeling Cost \$ _____

Current Fair Market Value of Structure \$ _____

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

SETBACKS: Front _____ from property line (PL)

Side _____ from PL Rear _____ from PL

Maximum Height of Structure(s) _____

Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _____

Landscaping/Screening Required: YES NO

Parking Requirement _____

Special Conditions: Demo only

PAID
MARCH 11 2008
TB

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 3-14-08

Planning Approval Hayleen Henderson Date 3-14-08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 3/14/08

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)