

Planning \$	5,00
TCP \$	
Drainage \$	
SIF\$	

2180-1343

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

AL

Building Address 644 MAIN ST.
 Parcel No. 2945-144-18-005
 Subdivision GJ DOWNTOWN
 Filing _____ Block _____ Lot _____

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 ROBERT A. ARMANTROUT
 Address 2291 SHIPROCK
 City / State / Zip GRAND JCT., CO 81501

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

APPLICANT INFORMATION:

Name ALEX RUPPE, dba COFFEE MUGGERS
 Address 644 MAIN ST.
 City / State / Zip GRAND JCT, CO 81501
 Telephone 970-201-6020

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 4,000
 Current Fair Market Value of Structure \$ ~~750,000~~ 420,710.00

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 <u>/</u>
SETBACKS: Front <u>/</u> from property line (PL)	Landscaping/Screening Required: YES NO
Side <u>/</u> from PL Rear <u>/</u> from PL	Parking Requirement <u>/</u>
Maximum Height of Structure(s) <u>/</u>	Special Conditions: <u>/</u>
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)

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 4/30/2008

Planning Approval [Signature] Date 4/30/2008

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

Utility Accounting [Signature] Date 4/30/08

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)