

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF\$

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

118526-6884 Pl. 27 EQU

BLDG PERMIT NO.
FILE #

Building Address 700 MALDONADO STREET, Grand Junction Multifamily Only: \_\_\_\_\_  
 Parcel No. 2573 Hwy 6 & 50 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
2945-151-06-111  
 Subdivision \_\_\_\_\_ Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GJG HOLDINGS, LLC  
 Address 11635 S. 700 E.  
 City / State / Zip DRAPER, UT 84020

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

**APPLICANT INFORMATION:**

Name SUNKISSED TAN, LLC  
 Address 3219 BELL OAKS CIRCLE  
 City / State / Zip SANDY, UT 84092  
 Telephone (801) 652-3033

\* FOR CHANGE OF USE:

\*Existing Use: SHELL *CU*  
 \*Proposed Use: TANNING BUILD OUT  
WEN/WOMENS BATHROOM *WASH* WASHROOM  
 Estimated Remodeling Cost \$ 100,000  
 Current Fair Market Value of Structure \$ 242,000 *919,340*

**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 <u>15</u> from property line (PL)	Landscaping/Screening Required: <u>(YES)</u> NO
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: _____
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 3/17/08

Planning Approval [Signature] Date 3/17/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>EQUIS 31.27</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/17/08</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)