

Planning \$	5.00
TCP \$	/
Drainage \$	/
SIF \$	/

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works and Planning Department**

BLDG PERMIT NO.
FILE #

4937-3099  
4950-3600

Building Address 2401 North Avenue  
GRAND JUNCTION, CO 81501  
 Parcel No. 2945-131-01-041  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units n.a. No. Proposed n.a.  
 Sq. Ft. of Existing n.a. Sq. Ft. Proposed n.a.  
 Sq. Ft. of Lot / Parcel n.a.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) n.a.

**OWNER INFORMATION:**

Name Dollar Tree  
 Address 500 Volvo  
 City / State / Zip Chesapeake, VA, 23320

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

**APPLICANT INFORMATION:**

Name Cusco  
 Address 10877 Watson Rd.  
 City / State / Zip St. Louis Mo 63127  
 Telephone (314) 821-1100

\* FOR CHANGE OF USE:  
 \*Existing Use: \_\_\_\_\_  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 65,590  
 Current Fair Market Value of Structure \$ 3,615,860.00

**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>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) _____	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).

X Applicant Signature Robert B. ... Date 3/11/08  
 Planning Approval Pat Dunlap Date 3/11/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>NOT ADDING SQ FT same detail</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/12/08</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)