

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

17494-11253

Building Address 2586 PATTERSON
 Parcel No. 2945-034-18-002
 Subdivision Hi-Fashion Fabrics
 Filing _____ Block _____ Lot 2

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 HI FASHION FABRICS / JEFF VOGEL
 Address 2586 PATTERSON
 City / State / Zip GRAND JCT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior walls

APPLICANT INFORMATION:

Name BENCHMARK RESOURCES / JIM
 Address 817 FALCON WAY #204
 City / State / Zip GJ CO 81506
 Telephone 589-6288

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: no water or sewer usage

PAID

Estimated Remodeling Cost \$ 7,710.00

NOV 18 2008

Current Fair Market Value of Structure \$ 579,940.00

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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>per plan</u>
Maximum Height of Structure(s) <u>40'</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>
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 JDK Date 11/18/08
 Planning Approval Gayleen Henderson Date 11-18-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no sewer taps</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/18/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DEMOLISH AND FINISH

1 HOUR FIRE WALL
THIS WALL
SEE DETAIL

OLD ELEC. RM.

OLD REMOVE

GLASS ROOM
DOES NOT
EXIST

18' x 7'6"
ACCORDIAN
DOOR

20'

6'

NEW 3/8" W/ 5/8" DRYWALL EACH SIDE
TO 6" ABOVE CEILING

~~XXXXX~~ TO BE REMOVED

SALES
△

THIS DOOR TO REMAIN
UNLOCKED DURING
BUSINESS HOURS

COMMUNITY DEVELOPMENT
NOV 1 2008
RECEIVED

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.
015

6'7" DOUBLE DOORS

1069 HORIZONTAL
3" DIA

141 65 20