Planning $	10
TCP $	
Drainage $	
SIF$	

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.	
FILE #	

120147-524
2.5 EQU

Building Address 1005 Pitkin Ave

Parcel No. 2945-144-38-001

Subdivision

Filing ____ Block 153 Lot 1-6

OWNER INFORMATION:

Name Hugh Phillips / Safari Ltd

Address 830 Winters Ave #B

City / State / Zip GJ CO 81501

APPLICANT INFORMATION:

Name Hugh / Kelly Phillips

Address PO Box 1207

City / State / Zip GJ CO 81502

Telephone 970 245 5898 / 270 6513

Multifamily Only:
No. of Existing Units ____ No. Proposed ____

Sq. Ft. of Existing 7592 Sq. Ft. Proposed 7592

Sq. Ft. of Lot / Parcel ____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) ____

DESCRIPTION OF WORK & INTENDED USE:

- [x] Remodel
- [ ] Addition
- [ ] Other: ____
- [ ] Change of Use (*Specify uses below)
- [ ] Change of Business

* FOR CHANGE OF USE:

*Existing Use: 1/2 is car repair other 1/2 is empty

*Proposed Use: all will be car repair no crash bay

Estimated Remodeling Cost $ 8-10 K

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-2

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: Interior Only

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 ____ Date 5/15/08

Planning Approval Paul Hostetler Date 5/15/08

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. No Charge
Utility Accounting		Date 5/14/08	

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)***