

#6185-0

TCP \$	0
Drainage \$	0
SIF \$	0
Inspection \$	0

Planning \$
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

Building Address 1840 N. 12th St.
 Parcel No. 2945-123-03-024
 Subdivision Overshill Annex
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 6900 Sq. Ft. Proposed CA
 Sq. Ft. of Lot / Parcel 22,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 100%

OWNER INFORMATION:

Name 12th & Cochard LLC.
 Address P.O. Box 848
 City / State / Zip CS, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Adding small roof and walls to cover entrance to Refridgerated
 * FOR CHANGE OF USE: cool at new Smashburger (8'x8')
 *Existing Use: Smashburger
 *Proposed Use: _____

APPLICANT INFORMATION:

Name Sunset Construction
 Address P.O. Box 3505
 City / State / Zip Montrose, CO 81402
 Telephone 970-216-6356

Estimated Remodeling Cost \$ 2,000.00
 Current Fair Market Value of Structure \$ 596,180.00

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 C-1 Maximum coverage of lot by structures _____
 SETBACKS: Front N/A from property line (PL) Landscaping/Screening Required: YES _____ NO
 Side 0' from PL Rear 10' from PL Parking Requirement No
 Maximum Height of Structure(s) 40' Floodplain Certificate Required: YES _____ NO
 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 Tyler C. Milyard Date 10-19-09
 Planning Approval [Signature] Date 10-20-09

Life Care existing

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10/20/09</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)

(2)GT
only 2-

(6)BRJ
OK

(5)BRJ
OK

(2)GT

dumpster
in parking
space

Roof
Structure

cooler

110% w/ front
porch

1
1.1

LANDSCAPE PLAN

SCA

ACCEPTED *Wendy Spurr*
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.

