

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

Planning \$ <u>500</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

736-0

Building Address 333 N. 1st
 Parcel No. 2945-154-01-013
 Subdivision Wilson's Sub
 Filing _____ Block _____ Lot 1-12
17-24

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 4040 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 63423 (W side)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Yang Colucci
 Address 1154 N. 4th St
 City / State / Zip CO, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: adding walls/dry wall & lighting upgrades

APPLICANT INFORMATION:

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

* FOR CHANGE OF USE: small amt of electrical & plumbing
 *Existing Use: _____
 *Proposed Use: moving sink & gas line

Estimated Remodeling Cost \$ 30,000
 Current Fair Market Value of Structure \$ 895,910

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>B2</u>	Maximum coverage of lot by structures <u>65</u>		
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>		
Side <u>0</u> from PL Rear <u>0</u> from PL	Parking Requirement <u>NO change</u>		
Maximum Height of Structure(s) <u>65</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Voting District _____	Ingress / Egress Location Approval _____	PAID APR 13 2009 RB	
(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).

X Applicant Signature Tyler C. Willyard Date 4/13/09
 Planning Approval [Signature] Date 4/13/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/13/09</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)