

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

#3306

Planning \$ 5
Bldg Permit #
File #

**PLANNING CLEARANCE**

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

Building Address 922 North 1st  
2945-442-12-018  
Parcel No. ~~00000-00720-10~~  
Subdivision Grand Junction  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 17 & 18

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 6750 Sq. Ft. Proposed \_\_\_\_\_  
Sq. Ft. of Lot / Parcel 23478  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Darleen Stover  
Address 922 North 1st  
City / State / Zip Grand Jct Colo 81501

**DESCRIPTION OF WORK & INTENDED USE:**  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: stain floor & add light fixtures  
no chg in bldg footprint  
\* FOR CHANGE OF USE:

**APPLICANT INFORMATION:**

Name Merritt Sixbey  
Address 2102 Hwy 6 & 50  
City / State / Zip Grand Jct Colo 81505  
Telephone 970-241-5164 970-261-1463

\*Existing Use: Liquor Store  
\*Proposed Use: Liquor store  
Estimated Remodeling Cost \$ 13,800.00  
Current Fair Market Value of Structure \$ 405,880

**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 C1 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 0/0 from PL Rear 10/10 from PL Parking Requirement \_\_\_\_\_  
Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval \_\_\_\_\_  
(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 \_\_\_\_\_ Date 9-30-09  
Planning Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Other</u>	Date <u>9-30-09</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)