

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

Building Address 401 30 Road, 6.5⁵⁰⁴
Parcel No. 2943-174-00-134
Subdivision _____
Filing _____ Block _____ Lot _____

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 ~~Terence~~ Frituale Shell
Address 706 S. 9th
City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: ADDING OVEN / PREP

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone 970-242-9511

* FOR CHANGE OF USE:
*Existing Use: GAS STATION / STORE
*Proposed Use: same

Estimated Remodeling Cost \$ 10,000
Current Fair Market Value of Structure \$ 307,540

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____ Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____

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 [Signature] Date 11-16-09

Planning Approval [Signature] Date 11/16/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Not applicable</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/16/09</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)