

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2518 Broadway B-4
 Parcel No. 2945-153-05-003
 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) _____

10.63

OWNER INFORMATION:

Name Holland Real Estate LLC
2516 BROADWAY LLC
 Address 1515 N Academy Blvd Ste 400
 City / State / Zip CO 6 Springs 80909-2747

DESCRIPTION OF WORK & INTENDED USE: AUG 03 2009

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: New wall, add dog wash, remove bathroom, wash and dryer hookups

PAID

APPLICANT INFORMATION:

Name Kristi Bush
 Address PO Box 261
 City / State / Zip Mesa CO 81643
 Telephone 719-836-9595

1250 RED BUTTE DR * FOR CHANGE OF USE:
 *Existing Use: Vacant
 *Proposed Use: Pet Supplies, Dog wash
 Estimated Remodeling Cost \$ 7,000
 Current Fair Market Value of Structure \$ 449,120.00

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 <u>C-1</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 _____	Special Conditions: _____
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 Kristi Bush Date _____
 Planning Approval [Signature] Date 8/3/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/3/09</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)