

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

750-1

Planning \$ 10 ⁰⁹
Bldg Permit #
File #

PLANNING CLEARANCE

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

Building Address 401 COLORADO AVE
 Parcel No. 2945-143-28-941
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units 1 No. Proposed 600
 Sq. Ft. of Existing 1800 Sq. Ft. Proposed 600
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DDA
 Address 248 S 4th ST
 City / State / Zip GRAND JCT, CO

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: PERGOLA STYLE COVERED PATIO

APPLICANT INFORMATION:

Name GRASSROOTS CYCLES
 Address 401 COLORADO AVE
 City / State / Zip GRAND JCT, CO
 Telephone 970 243 2453

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 500⁰⁰
 Current Fair Market Value of Structure \$ _____

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>B-2</u>	Maximum coverage of lot by structures <u>N/A</u>	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>	
SETBACKS: Front <u>15</u> from property line (PL)	Parking Requirement <u>None</u>	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>	
Side <u>0</u> from PL Rear <u>0</u> from PL	Special Conditions: _____		
Maximum Height of Structure(s) <u>65</u>			
Voting District _____	Ingress / Egress Location Approval <u>1</u> <small>(Engineer's Initials)</small>		

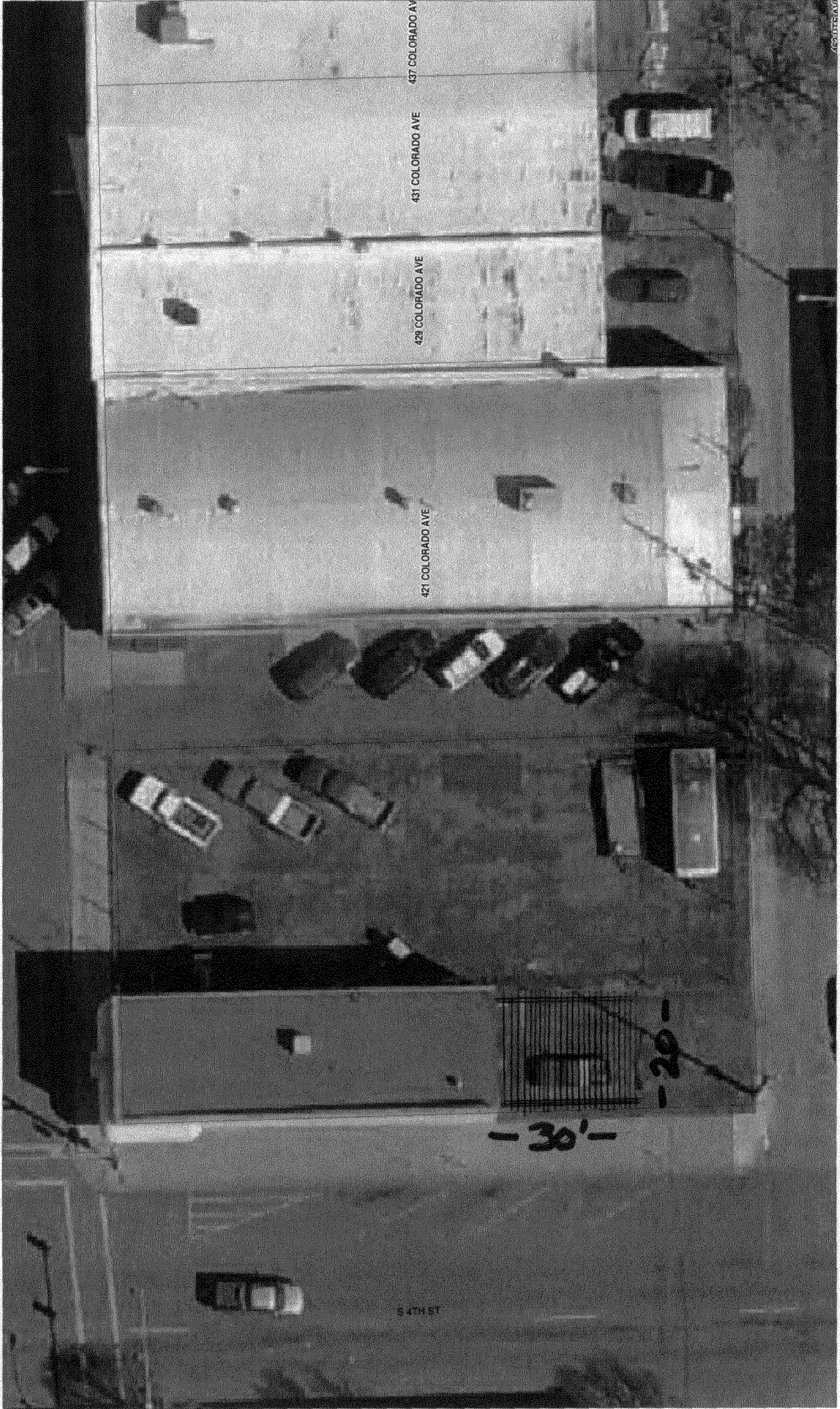
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Matthew R Bolff Date 7/13/09
 Planning Approval Wendy Spurr Date 7/13/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>C. Mantel</u>	Date <u>7/13/09</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)



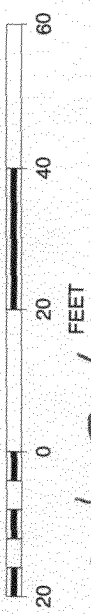
ACORN



ACCEPTED *Wendy Dawn*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FASEMENTS AND PROPERTY LINES.

SCALE 1 : 316



FEET

PATIO COVER 20' X 30'

S 4TH ST

427 COLORADO AVE

428 COLORADO AVE

431 COLORADO AVE

437 COLORADO AVE

130'-

-20-