

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

9045-0

Planning \$ <sup>5</sup> 10.00
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2412 F Rd #7  
 Parcel No. 2945-043-04-017  
 Subdivision Elliot's Commercial Condominiums #7  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing 3310 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 3310  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Eric and Sara Lander  
 Address 2412 F Rd Unit #7  
 City / State / Zip Grand Jct CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Adding walls to divide into rooms for display - including electrical  
 \* FOR CHANGE OF USE tenant finish =

**APPLICANT INFORMATION:**

Name A.L.L. Inc  
 Address 590 30 Rd  
 City / State / Zip Grand Jct CO 81504  
 Telephone 245-3559

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use Display Room  
NO WTR-SWR Charge  
 Estimated Remodeling Cost \$ 10,000  
 Current Fair Market Value of Structure \$ 412,370

**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 <u>N/A</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	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.

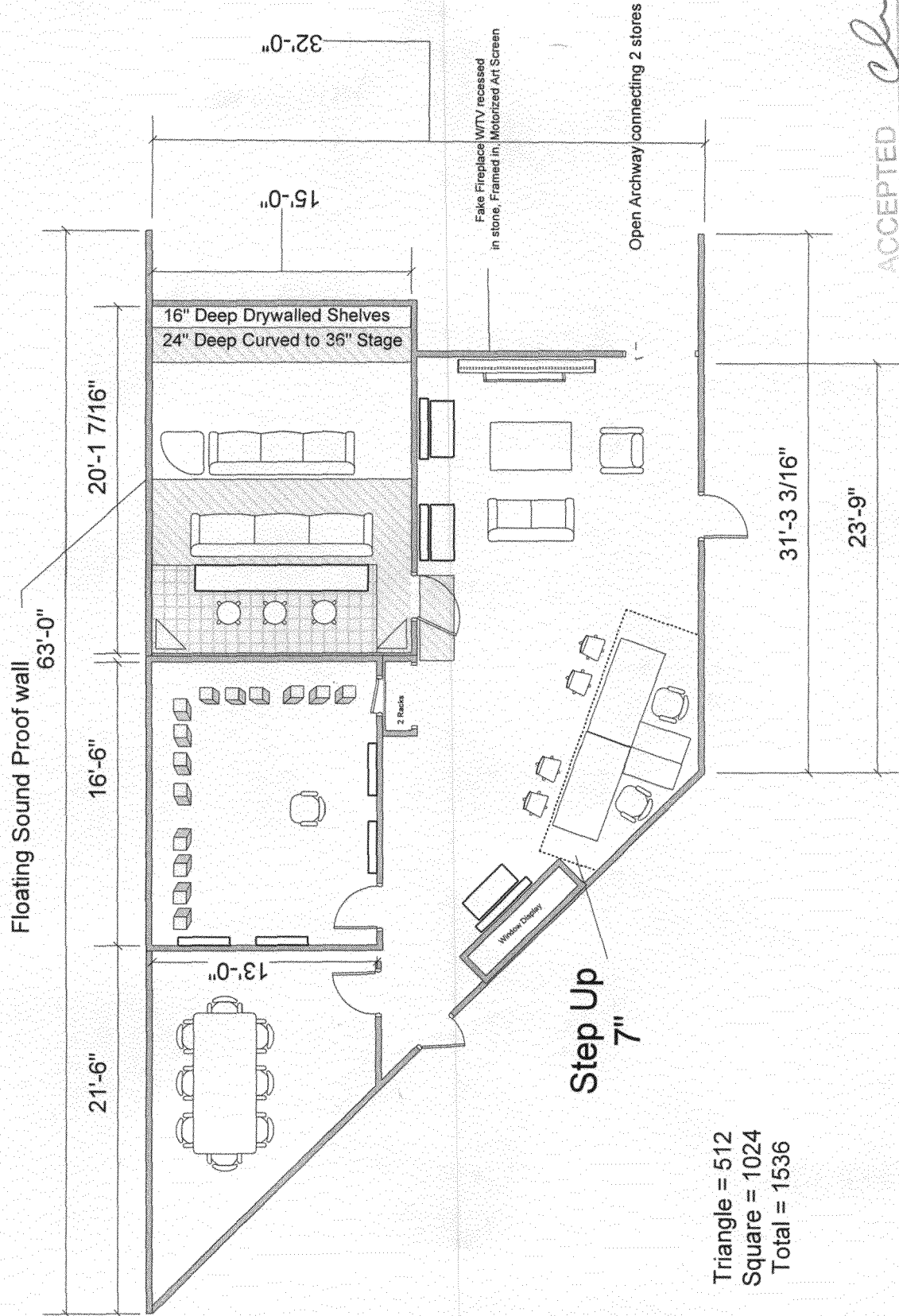
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

+ Applicant Signature [Signature] Date 1-9-09  
 Planning Approval C-McKee Date 1/9/09

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. <u>NO WTR/SWR Charge</u>
Utility Accounting <u>[Signature]</u> Date <u>1/9/09</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)

# New All Sound Designs Custom Retail Showroom



Triangle = 512  
 Square = 1024  
 Total = 1536

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