

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

# #60933-0

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

### Public Works & Planning Department

Planning \$ <u>5</u>
Bldg Permit #
File #

Building Address 2472 F Road #9 Multifamily Only: No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Parcel No. 2945-044-29-010 Sq. Ft. of Existing 3060 Sq. Ft. Proposed No chg  
 Subdivision Monument Plaza Condos II Sq. Ft. of Lot / Parcel .073  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) No chg

#### OWNER INFORMATION:

Name SUNLIGHT CHRISTIAN BOOKS & GIFTS  
 Address 2472 F Rd #9  
 City/State/Zip GR. Jct. CO 81505

#### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: tenant finish - including some electrical

\* FOR CHANGE OF USE:

#### APPLICANT INFORMATION:

Name GRAND MESA HOMES INC.  
 Address PO Box 1373  
 City/State/Zip GR. Jct CO 81502  
 Telephone 970-234-2415

\*Existing Use: Vacant  
 \*Proposed Use: Sunlight Christian Books & Gifts

Estimated Remodeling Cost \$ 3600  
 Current Fair Market Value of Structure \$ 434,520

**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 \_\_\_\_\_ Special Conditions: \_\_\_\_\_  
 (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 John Johnson - GMH Date 10-21-09  
 Planning Approval C. McKee Date 10/21/09

Additional water and/or sewer tap fee(s) are required.	YES	NO	W/O No.
Utility Accounting	Date		

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)