

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 2412 F Rd #4
 Parcel No. 2945-043-04-014
 Subdivision Elliott's Commercial Condos
 Filing _____ Block _____ Lot Unit #4

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1764 Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 1764
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name B & J property Development
 Address 480 West Park Dr
 City / State / Zip GS, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: demo - removing interior walls

* FOR CHANGE OF USE:

APPLICANT INFORMATION:

Name Sunset Construction
 Address P.O. Box 3505
 City / State / Zip Montrose, CO 81402
 Telephone 970-216-6356

*Existing Use: VACANT (previous HealthStyles exercise equipment)
 *Proposed Use: Subway
 w/one hood oven - persig & fire appvd future remodel
 Estimated Remodeling Cost \$ 60,000 (future remodel cost under separate planning clearance)
 Current Fair Market Value of Structure \$ 347,000
no chg in bldg footprint

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>C1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15/25</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0/0</u> from PL Rear <u>10/10</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 Lyle C. Milgram Date 11-20-09
 Planning Approval C McKee Date 11/20/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>DEMO ONLY</u>
Utility Accounting <u>Marshall G Coe</u>	Date <u>11/20/09</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)