

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

11831

Building Address 2692 Hwy 50
 Parcel No. 2945-261-29-002
 Subdivision Lot 2 MESA PLAZA
 Filing _____ Block _____ Lot 2

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) _____

OWNER INFORMATION:

Name Jerry Harris
 Address 2692 Hwy 50
 City / State / Zip Grand Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name LAS MARIAS
 Address 2692 Hwy 50
 City / State / Zip Grand Jct Co 81503
 Telephone 970-201-7596

***FOR CHANGE OF USE:**

Existing Use: _____
 *Proposed Use: remodeling existing bathroom

Estimated Remodeling Cost \$ 1,500.00

Current Fair Market Value of Structure \$ 621,320

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 [Signature] Date 2-16-09

Planning Approval [Signature] Date 2/10/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	X W/O No. <u>no water / sewer</u>
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Utility Accounting <u>[Signature]</u>	Date <u>2/10/09</u>
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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)

LAS MARIAS
2692 Hwy 50
GRANDdct, CO

2945-261-29-002
LOT, 2 MESA PLAZA

To: City of GRANDdct
250 N 5TH ST
244-1430

WORK:

Relocate Sink & Hotwater

ADD: Rest Room EAST SIDE

Delete 2 Existing Restroom
ON WEST SIDE

CONTACT PERSON

Jerry HARRIS
201-7596

22'

21'

ACCEPTED *Pat Dunlap 2/1/09*
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.

21'

