

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

49051

Planning \$ <i>5.00</i>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address *2424 Hwy 6 & 50 Unit #86*
 Parcel No. *2945-043-06-001*
 Subdivision *Mesa Mall*
 Filing _____ Block _____ Lot _____

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 *Kay Jewelers*
 Address *2424 Hwy 6 & 50*
 City / State / Zip *GT 81505*

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: *CURRENT SPACE - tenant finish*
NEW HVAC & lighting
 * FOR CHANGE OF USE: _____

APPLICANT INFORMATION:

Name *Todd Selman, #1 (FNU Construction)*
 Address *553 25 1/2 RD*
 City / State / Zip _____
 Telephone *242-3548*

*Existing Use: *N/A*
 *Proposed Use: _____

Estimated Remodeling Cost \$ *104,000*
 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 *C-1* 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 _____ Ingress / Egress Location Approval _____
 (Engineer's Initials) _____
 Special Conditions: _____

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 *Todd Selman* Date _____
 Planning Approval *C. Moller* Date *8/28/09*

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<i>Other water</i>		Date <i>8-28-09</i>

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)