

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

Planning \$ <u>no chg</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 440 Main Street
 Parcel No. 2945-143-16-940
 Subdivision City of Grand Jct.
 Filing _____ Block 103 Lot 22/23

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1190 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel 1190 2125
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 0

OWNER INFORMATION:

Name PDA
 Address 248 South Fourth Street
 City / State / Zip Grand Jct. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

<input type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input checked="" type="checkbox"/> Other: <u>Demo</u>	

APPLICANT INFORMATION:

Name same (Mike Best)
 Address same
 City / State / Zip same
 Telephone 970-256-4134

*** FOR CHANGE OF USE:**

*Existing Use: Retail sales
 *Proposed Use: breeze way to parking garage
 Estimated ^{Demo}Remodeling Cost \$ 2500⁰⁰
 Current Fair Market Value of Structure \$ 129,920

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>B2</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 <u>NO</u>
Side <u>0/0</u> from PL Rear <u>0/0</u> from PL	Parking Requirement <u>/</u>
Maximum Height of Structure(s) <u>65</u>	Floodplain Certificate Required: YES _____ NO <u>X</u>
Voting District <u>A</u>	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 Mike Best Date 3-25-2009
 Planning Approval C McKee Date 3/25/09

Additional water and/or sewer tap fee(s) are required: YES NO <u>X</u> W/O No.
Utility Accounting <u>Bensley</u> Date <u>3/25/09</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)

City of Grand Junction GIS City Map Internal ©

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.

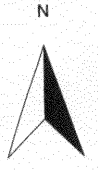
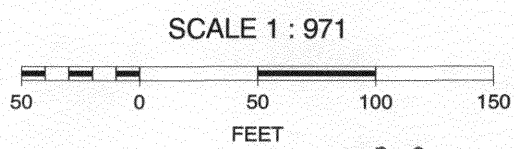
Parcels
□ Address Label

Air Photos
■ 2008 Photos

— Highways

■ City Limits
■ Grand Junction
■ Fruita
■ Palisade
■ Mesa County

Street Labels



*Site
to be demoed*

*3-25-2009
Mike Best
DDA*