

#941-1

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

Planning \$	40.00 no charge
Bldg Permit #	JAP 8/10/09
File #	n/a

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1801 Main St.
 Parcel No. 2945-133-16-008
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only: _____
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1710 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel .285 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 50%

OWNER INFORMATION:

Name Clarence Simpson
 Address 2640 Hwy 6 & 60
 City / State / Zip Grand Junction CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name same
 Address _____
 City / State / Zip _____
 Telephone 245-5421 (etc)

* FOR CHANGE OF USE:

*Existing Use: vacant / was Big Wally's Auto Repair
 *Proposed Use: Auto Sales

Estimated Remodeling Cost \$ n/a

Current Fair Market Value of Structure \$ n/a

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-2</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 _____	Ingress / Egress Location Approval _____
(Engineer's Initials)	Special Conditions: <u>no site upgrades for COU. NO increase in parking, no increase in traffic. ROW cannot be used for display or parking.</u>

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 Judith A. Puri Date 8/10/2009

Planning Approval Clarence Simpson Date 8-10-2009

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing (EQC)</u>
Utility Accounting <u>Patricia...</u>	Date <u>8-10-09</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)