

#35852

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

Planning \$ 5,00
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 657 North Avenue
 Parcel No. 2945-141-01-001
 Subdivision Grand Junction
 Filing _____ Block 6 Lot 11-14

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1736 Sq. Ft. Proposed no chg
 Sq. Ft. of Lot / Parcel 12980
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name My Wireless
 Address 657 North Ave
 City / State / Zip Grand Junction CO, 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: interior remodel - Add 1 wall & framing office; add electrical - no chg to

APPLICANT INFORMATION:

Name Chris Richardson / CMG
 Address 2025 Arapahoe Dr Suite 10
 City / State / Zip Colorado Springs, CO. 80916
 Telephone 719-492-5076

* FOR CHANGE OF USE: blg footprint
 * Existing Use: VACANT (prev - house of Diamonds)
 * Proposed Use: My Wireless (Verizon)
 Estimated Remodeling Cost \$ 37,000
 Current Fair Market Value of Structure \$ 171,070

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 <u>X</u>
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Parking Requirement <u>NO chg</u>
Maximum Height of Structure(s) <u>40</u>	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 [Signature] Date 11-16-09 23 EQU'S
 Planning Approval [Signature] Date 11-16-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>remodel only</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-16-09</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)