

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 4350-09 1212 North Ave
 Parcel No. 2945-123-00-089
 Subdivision McDonald's
 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 Doug King
 Address 1212 North Ave
 City / State / Zip Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

Remodel-Interior Change of Use (*Specify uses below)
 Addition Change of Business
 Other: Remodel front service counter
 *FOR CHANGE OF USE: Same Squarefeet.

APPLICANT INFORMATION:

Name John Kroon
 Address 700 Cop Circle Suite N
 City / State / Zip Golden, CO 80401
 Telephone 303-762-1925

*Existing Use: LPK
 *Proposed Use: No SWR Change
 Estimated Remodeling Cost \$ 60,000
 Current Fair Market Value of Structure \$ 512,820.00

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> SETBACKS: Front _____ from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures _____ Landscaping/Screening Required: YES _____ NO _____ Parking Requirement _____ Floodplain Certificate Required: YES _____ NO _____ Special Conditions: <u>approved per plan</u>
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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 1/29/09
 Planning Approval [Signature] Date 1-29-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO Changes</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/29/09</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)