

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

Planning \$ <u>500</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)  
**Public Works & Planning Department**

58620-0

Building Address 2938 North Ave Suite G  
 Parcel No. 2943-083-33-971  
 Subdivision Palace Pointe Market Place  
 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 Ariel Clinical Service  
 Address 2938 North Ave Suite G  
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: shed 8' x 10' total 80 sq ft.

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-245-1616

\* FOR CHANGE OF USE:  
 \*Existing Use: PATIO  
 \*Proposed Use: SEP 11 2009  
RB  
 Estimated Remodeling Cost \$ \_\_\_\_\_  
 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 <u>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>0</u>	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
Ingress / Egress Location Approval <small>(Engineer's Initials)</small>	

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 9/11/09  
 Planning Approval [Signature] Date 9/11/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-11-09</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)

Location  
05/20/10  
05/20/10



ARIEL CLINICAL SERVICES  
2938 NORTH AVE SUITE G  
GRAND JUNCTION, COLORADO 81504

2943-083-33-971

## **Palace Point Marketplace**



**2938 North Ave. Unit A Grand Junction, CO 81504**  
**970-241-2274 970-241-2596 Fax**  
**blclfitt@bresnan.net**

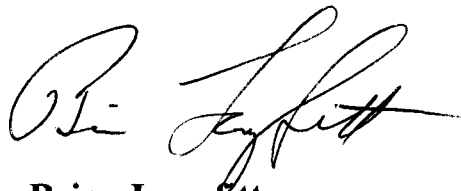
**September 11,2009**

**To Whom It May Concern,**

**My name is Brian Langfitt and I am president of the Palace Point Marketplace Condo Association. The condo association helps monitor and sets policy about everything that happens on our property outside of the main building. I was recently approached by Ariel Clinical Services about the possibility of putting a storage shed on our property. They wanted this shed to store item that they are using in their Whaz Up Dawg business.**

**I personally poled the rest of the tenants in our building and they unanimously voted to let them have the space. We feel that Waz Up Dawg is a double benefit to the area. They are providing an inexpensive dining option for people in this area plus they are helping some young people to learn responsibility and a job skill that will, hopefully, help them later in life.**

**If you have any questions I can be reached using the above information. Thank you for your time,**



**Brian Langfitt**