

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF\$ |
| Inspection \$ |

| |
|---|
| Planning \$ <u>No chg</u> |
| Bldg Permit # <u> </u> |
| File # <u> </u> |

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1162 Ute Ave
 Parcel No. 2945-144-25-003
 Subdivision Grand Junction
 Filing _____ Block 132 Lot 18-22

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

OWNER INFORMATION:

Name Ron Wells
 Address 125 South 11th St.
 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 checked="" type="checkbox"/> Change of Business |
| <input type="checkbox"/> Other: _____ | |

APPLICANT INFORMATION:

Name Ron Wells
 Address 125 South 11th St
 City / State / Zip Grand Jct Co 81501
 Telephone 970.255.6505

* FOR CHANGE OF USE:
 *Existing Use: PREVIOUS business Flip It Custom CAR REPAIR within past 1-2 months
 *Proposed Use: Auto & light truck mechanical repair - PREVIOUS car lot request dropped per Judith - PC for purposes of TRACKING only
 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>C1</u> | Maximum coverage of lot by structures _____ |
| SETBACKS: Front <u>15/25</u> from property line (PL) | Landscaping/Screening Required: YES _____ NO _____ |
| Side <u>do</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 <u>chg</u> NO _____ |
| Voting District _____ | Special Conditions: <u> </u> |
| Ingress / Egress Location Approval _____ (Engineer's Initials) | |

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).

X Applicant Signature Ron Wells Date 7-15-09
 Planning Approval C McKee Date 7/15/09

| | | | |
|--|------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | Date | | |

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)