

E PCN-2010-272

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

3306-00

PLANNING CLEARANCE

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

Planning \$ <i>10⁰⁰</i>
Bldg Permit #
File #

Building Address 922 N 1ST ST
 Parcel No. 2945-142-12-018
 Subdivision _____
 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 DARLENE SQUIER
 Address 922 N 1ST ST
 City / State / Zip GJ CO 81501

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: BLDG MAINT SOUTH

APPLICANT INFORMATION:

Name SINDICATED SQUIER
 Address 2387 River Rd Ste 140
 City / State / Zip GJ CO 81505
 Telephone 970-424-5294

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 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 _____
SETBACKS: Front <u>15</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) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: _____
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).

Applicant Signature *[Signature]* Date 10/18/10

Planning Approval *[Signature]* Date 10/18/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. Solar

Utility Accounting *[Signature]* Date 10-18-10

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)