

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

Planning \$ <u>5,00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 625 27 1/2 Rd
 Parcel No. 2945-043-28-001
 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) _____

62161-0 15.96

OWNER INFORMATION:

Name Liquor Barn Real Estate LLC
 Address _____
 City / State / Zip _____

APPLICANT INFORMATION:

Name Monument Homes
 Address 2526 W Pinyon
 City / State / Zip Grand Junction Co
 Telephone 970 263 4022

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: ELEC, FRAMING

*** FOR CHANGE OF USE:**

*Existing Use: GOLF STONE
 *Proposed Use: GOLF STONE (EXPAND)

Work done already

Estimated Remodeling Cost \$ 20,000
 Current Fair Market Value of Structure \$ 1,711,090

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 _____	PAID MAY 19 2010 RE
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____	
Side _____ from PL Rear _____ from PL	Parking Requirement _____	
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____	
Voting District _____ Ingress / Egress Location Approval _____ <small>(Engineer's Initials)</small>	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 5-19-10
 Planning Approval [Signature] Date 5/19/10

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No. <u>no sewer location</u>
Utility Accounting <u>[Signature]</u> Date <u>5/19/10</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)