

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

Will use legal

Building Address 510 28 3/4 Rd - Unit D
 Parcel No. 2943-074-69-006
 Subdivision Plaza on North Ave
 Filing _____ Block _____ Lot 6

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1200^{sq} unit
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name In & Out, LLC.
 Address 815 25 Rd
 City / State / Zip Grand Jct. CO 81505

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: tenant finish

APPLICANT INFORMATION:

Name Lopez Const.
 Address 2661 Bangs Canyon Dr.
 City / State / Zip Grand Jct. CO 81503
 Telephone 970-434-5954

*** FOR CHANGE OF USE:**

*Existing Use: NA
 *Proposed Use: Barber shop

Estimated Remodeling Cost \$ 25,000-

Current Fair Market Value of Structure \$ 280,440.00

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 C-1 Maximum coverage of lot by structures _____
 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 _____
 (Engineer's Initials) Special Conditions: approved per plan

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 Colum Ford Date 9-14-2010

Planning Approval Barbara Henderson Date 9-14-2010

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>21734</u>
Utility Accounting <u>Q</u>	Date <u>9/14/10</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)