

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

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

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 404 Glenwood Ave
 Parcel No. 2945-113-15-579
 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 Alana Club of CJ LTD
 Address 404 Glenwood Ave
 City / State / Zip Grand Jct Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name David Ferguson
 Address Po Box 3076
 City / State / Zip Grand Jct Co.
 Telephone 270-3161

*** FOR CHANGE OF USE:**

*Existing Use: _____
 *Proposed Use: _____

Estimated Remodeling Cost \$ 3,000.00
 Current Fair Market Value of Structure \$ _____

PAID
JUN 21 2010

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>B-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 <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>15</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>40</u>	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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 6-2-10
 Planning Approval Pat Dunlap Date 6/21/10

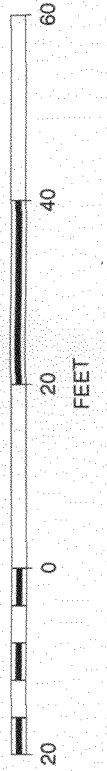
Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. <input type="checkbox"/>
Utility Accounting <u>[Signature]</u> Date <u>6/21/10</u>

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)

404 Glenwood Ave



SCALE 1 : 245



ACCEPTED *Pat Deverlo* 6/2/10

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

