

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

Planning \$ 10 <sup>00</sup>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

Building Address 2424 Highway 65 #10  
 Parcel No. 2945-023-03-008  
 Subdivision Mesa Mall  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed 1  
 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 Cubelas  
 Address 2424 Highway 65  
 City / State / Zip 65

**DESCRIPTION OF WORK & INTENDED USE:**

- Remodel
- Addition
- Other: \_\_\_\_\_
- Change of Use (\*Specify uses below)
- Change of Business

**APPLICANT INFORMATION:**

Name Shaw Crest  
 Address 700 Hunger Dr  
 City / State / Zip 81506  
 Telephone 970 242-9226

\* FOR CHANGE OF USE:  
 \*Existing Use: extending dock ramp at  
 \*Proposed Use: car bellas  
 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 _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirements _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Special Conditions: <u>ENGINEERING IS OKAY 7-8-10</u>
Ingress / Egress Location Approval _____	(Engineer's Initials) <u>Richard</u>

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.

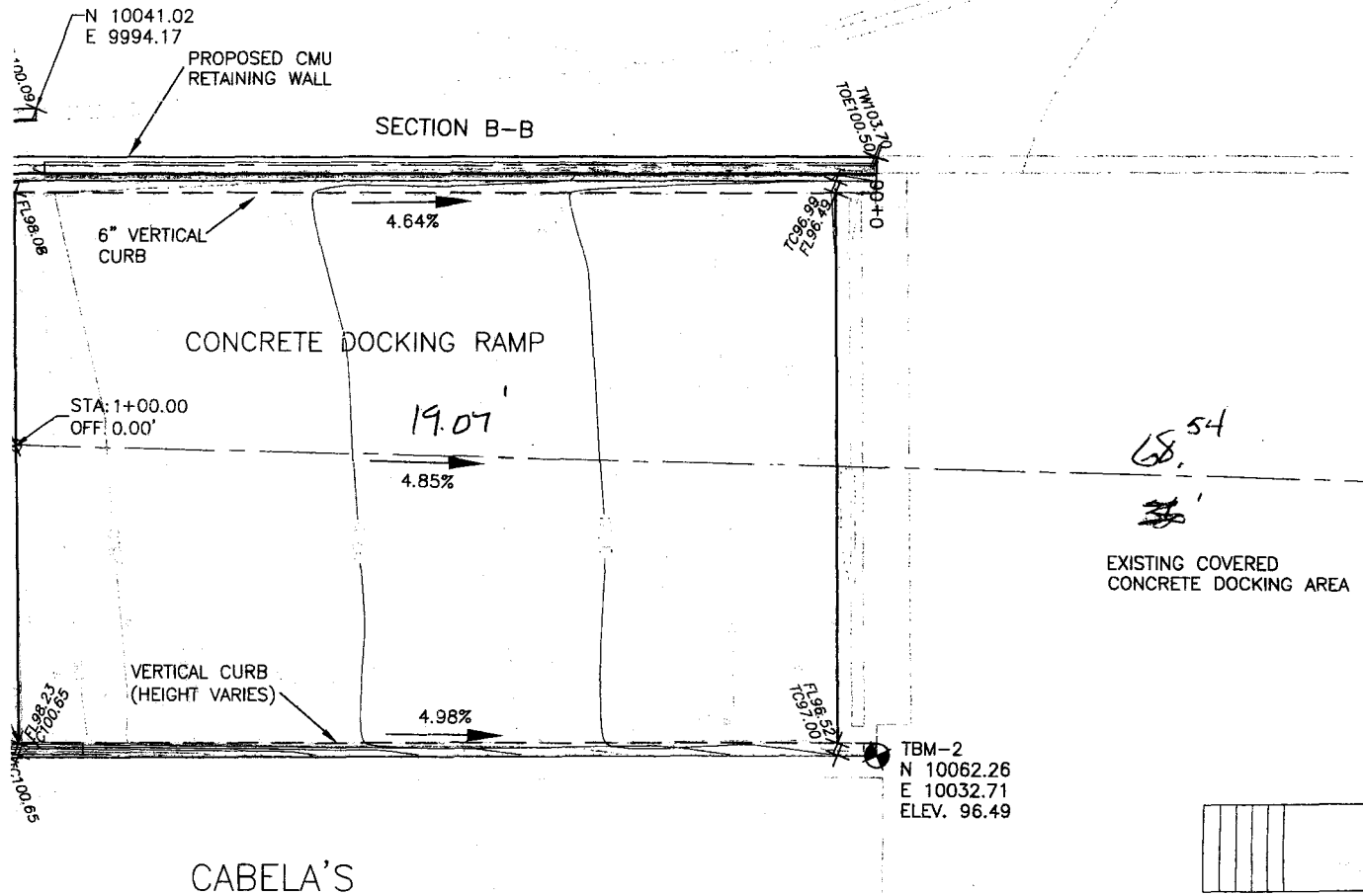
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Tom Faulstich Date 2/5/10  
 Planning Approval Pat Dunlop Date 2/8/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. <u>no water/sewer</u>
Utility Accounting <u>ami</u> Date <u>2/8/10</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)

TOM → 210-3092



ACCEPTED *[Signature]* 4/8/10  
 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.  
*[Signature]*