

Old Joannas fabric Store.

| |
|---------------|
| TCP \$ |
| Drainage \$ |
| SIF \$ |
| Inspection \$ |

| |
|------------------|
| Planning \$ 5,00 |
| Bldg Permit # |
| File # |

PLANNING CLEARANCE

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

Building Address 2434 HWY 6 + 50
 Parcel No. 2545-043-06-001 # 214
 Subdivision MESA MALL
 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 GM MESA MALL LLC
 Address 2434 HWY 6 + 50 #326
 City / State / Zip GRAND JUNCTION CO
81505

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: elec. Bathrooms, kitchen

APPLICANT INFORMATION:

Name MICHAEL CNEY
 Address 404 W GROVE DRIVE
 City / State / Zip GRAND JUNCTION, CO
81504
 Telephone 254-9059

* FOR CHANGE OF USE: Remodel only
 *Existing Use: RETAIL
 *Proposed Use: RETAIL (toilets/dressing rooms)
 Estimated Remodeling Cost \$ 15,000.00
 Current Fair Market Value of Structure \$ 23,045,730.

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

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|---|---|
| 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 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 Michael E. Cney Date 8/4/10
 Planning Approval [Signature] Date 8/4/10

Eq 103

| |
|---|
| Additional water and/or sewer tap fee(s) are required: YES _____ NO <input checked="" type="checkbox"/> W/O No. _____ |
| Utility Accounting _____ Date <u>8/4/10</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)