

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 230 Lynwood Spence? 7
Parcel No. 2945-254-40-007
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) _____

PAID

JUL 09 2010

OWNER INFORMATION:

Name Creative Finishes
Address 564 Commercial # 3
City / State / Zip G Jct Co 81503

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

APPLICANT INFORMATION:

Name ACCI 2000
Address PO Box 511
City / State / Zip Clifton Co 81520
Telephone 210 7670

* FOR CHANGE OF USE: intention only
*Existing Use: VACANT UNITS
*Proposed Use: RETAIL FLOORING
Estimated Remodeling Cost \$ \$ 15,000
Current Fair Market Value of Structure \$ 1,734,220

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 Requirement _____	
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES _____ NO _____	
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	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 Chris Willie Date 7/9/10
Planning Approval Lyni Reynolds Date 7/9/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>(NO)</u>	W/O No. <u>no water - no sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-9-10</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)