

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

#1256-1

Planning \$ 1000 500
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 555 Main St
 Parcel No. 2945-143-20-008
 Subdivision _____
 Filing 65 Block 14 Lot 117

Multifamily ~~Only~~:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1072
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name The Makendo, LLC (DBA Brown Cycles)
 Address 549 Main St
 City / State / Zip Grand Jct, Co

DESCRIPTION OF WORK & INTENDED USE:

<input checked="" type="checkbox"/> Remodel	<input type="checkbox"/> Change of Use (*Specify uses below)
<input type="checkbox"/> Addition	<input type="checkbox"/> Change of Business
<input type="checkbox"/> Other: <u>Interior Remodel</u>	

APPLICANT INFORMATION:

Name Benchmark Cm, LLC
 Address 1959 Broadway
 City / State / Zip GJ 81507
 Telephone 250-7700

*** FOR CHANGE OF USE:**

*Existing Use: Formal Affairs
 *Proposed Use: Brown's Cycles

Estimated Remodeling Cost \$ 5,500⁰⁰
 Current Fair Market Value of Structure \$ 267,810⁰⁰

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>B2</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 [Signature] Date 2-19-10
 Planning Approval [Signature] Date 2/19/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>✓</u> W/O No. <u>remodel</u>
Utility Accounting <u>[Signature]</u> Date <u>2-19-2010</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)