

PCN - 2010-407

Receipt 35995

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

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

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1801 Main  
Parcel No. 2945-133-16-008  
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 Chris J. Garcia  
Address 3195 E. Rd #26  
City / State / Zip Gr. Jct. Co. 81504

#### DESCRIPTION OF WORK & INTENDED USE:

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

#### APPLICANT INFORMATION:

Name Clarence Simpson  
Address 2244 Kingston Rd.  
City / State / Zip Gr. Jct. Co. 81507-  
Telephone \_\_\_\_\_ 1288

#### \* FOR CHANGE OF USE:

\*Existing Use: car dealership  
\*Proposed Use: indoor fabrication with outdoor storage + screened  
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 C-2 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side 0 from PL Rear 10 from PL Parking Requirement \_\_\_\_\_  
Maximum Height of Structure(s) \_\_\_\_\_ Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
Voting District \_\_\_\_\_ 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 Chris Garcia Date 11-18-10  
Planning Approval [Signature] Date 11/19/10

Additional water and/or sewer tap fee(s) are required: YES  NO  W/Q No. NO WTR/SEWER Charge  
Utility Accounting [Signature] Date 11/19/10

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)