

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

Planning \$ <u>500</u>
Bldg Permit #
File #

## PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

*Existing Acct. 4148-0*

Building Address 555 North Ave #4  
 Parcel No. 2945-142-05-008  
 Subdivision Original Townsite  
 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 Larry Mason  
 Address 555 North Ave  
 City / State / Zip CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Daniel Waite  
 Address 1831 Bell Ridge Ct.  
 City / State / Zip Grand Junction, CO 81506  
 Telephone 970-778-5730

\* FOR CHANGE OF USE:  
**PAID**  
 \*Existing Use: \_\_\_\_\_ **JUN 29 2010**  
 \*Proposed Use: \_\_\_\_\_  
 Estimated Remodeling Cost \$ 12,000  
 Current Fair Market Value of Structure \$ 490,990.00

**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 <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____
Side <u>0</u> from PL      Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Ingress / Egress Location Approval _____
	Special Conditions: _____

(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 6/29/10  
 Planning Approval [Signature] Date 6/29/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO <u>X</u> W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>6/29/10</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)

**(r) Retail Sales and Service****(1) Characteristics**

Retail sales and service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.

**(2) Accessory Uses**

Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale and parking.

**(3) Examples**

Examples include uses from the four following groups:

- (i) **Sales-Oriented:** Stores selling, leasing, or renting consumer, home and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary and videos; food sales and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks and other recreational vehicles, wineries, and fruit and vegetable stands.
- (ii) **Personal Service-Oriented:** Branch banks; emergency medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning and personal care services; business, martial arts and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; and animal grooming.
- (iii) **Entertainment-Oriented:** Restaurants, cafes, delicatessens, bars and taverns; indoor continuous entertainment activities such as bowling alleys, ice rinks and game arcades; pool halls; dance halls; indoor firing ranges; theaters, health clubs, gyms, membership clubs and lodges; hotels, motels, recreational vehicle parks and other temporary lodging with an average length of stay of less than 30 days.
- (iv) **Repair-Oriented:** Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop-off; tailor; locksmith; and upholsterer.

**(4) Exceptions**

- (i) Lumberyards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as wholesale sales.
- (ii) Repair and service of consumer motor vehicles, motorcycles and light and medium trucks are classified as vehicle repair. Repair and service of industrial vehicles and equipment and heavy trucks are classified as industrial service.
- (iii) Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as wholesale sales.
- (iv) Hotels, restaurants and other services that are part of a truck stop are considered accessory to the truck stop, which is classified as industrial service.
- (v) In certain situations, hotels and motels may be classified as a community service use, such as short-term housing or mass shelter. See Community Services.

**(s) Self-Service Storage****(1) Characteristics**

Self-service storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

**(2) Accessory Uses**

Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the self-service storage use. The rental of trucks or equipment is also not considered accessory to a self-service storage use.

**(3) Examples**

Examples include facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.

Key: A = Allowed C = Conditional Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-0	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-0	I-1	I-2	MX-	Std.	
Retail Sales and Service - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods	skating rinks, arcades																								
	Adult Entertainment														A	A						A	A		21.04.030(b)& 21.04.020(r)
	Alcohol Sales, retail												A	A	A	A		A	C						21.04.020(r)
	Bar/Nightclub												C	C	C	C		C	C	C	C				21.04.020(r)
	Animal Care/Boarding/Sales, Indoor	A											A	A	A	A			A	A	A				21.04.020(r)
	Animal Care/Boarding/Sales, Outdoor	C														A			C	C	C				21.04.030(a)& 21.04.020(r)
	Delivery and Dispatch Services (vehicles on-site)															A	A				A	A	A		21.04.020(r)
	Drive-through Uses (Restaurants)														A	A	A			A			A		21.04.020(r)
	Drive-through Uses (Retail)													A	A	A	A			A			A		21.04.020(r)
	Food Service, Catering													A	A	A	A		A	A	A	A			21.04.020(r)
	Food Service, Restaurant (including alcohol sales)													A	A	A	A	A	A	A	A	A			21.04.020(r)
	Farm Implement/Equipment Sales/Service															A	A						A	A	21.04.030(l)& 21.04.020(r)
	Farmer's Market														A	A	A		A						21.04.020(r)
	Flea Market																A						A	A	21.04.030(c)& 21.04.020(r)
	Feed Store															A	A						A	A	21.04.020(r)
	Fuel Sales, automotive/appliance													A	A	A	A						A	A	21.04.020(r)
	Fuel Sales, heavy vehicle																A						A	A	21.04.020(r)
	General Retail Sales, Indoor operations, display and storage													A	A	A	A		A	A	A	A			21.04.030(l)& 21.04.020(r)
	General Retail Sales, Outdoor operations, display or storage															A	A		A				C		21.04.040(h) & 21.04.020(r)

Key: A = Allowed C = Conditional Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-0	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-0	I-1	I-2	MX-	Std.	
	Landscaping Materials Sale/Greenhouse/Nursery	C	C	C	C										A	A	C				A	C		21.04.020(r)	
	Manufactured Building Sales and Service															A					A			21.04.020(r)	
	Produce Stands	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		21.04.030(u)
	Rental Service, Indoor display/storage													A	A	A		A			A				21.04.020(r)
	Rental Service, Outdoor display/storage														A	A					A				21.04.040(h)& 21.04.020(r)
	Repair, small appliance											A	A	A	A	A		A			A				21.04.020(r)
	Repair, large appliance													A	A	A		A			A	A			21.04.020(r)
	Personal Services											A	A	A	A	A		A	A	C					21.04.020(r)
	All Other Retail Sales and Services												A	A	A	A		C	C	C					21.04.030(l)& 21.04.020(r)
<b>Self-Service Storage</b> - uses providing separate storage areas for individual or business uses	Mini-Warehouse									C	C		C		A	A			A	A	A	A			21.04.030(g)& 21.04.020(s)
<b>Vehicle Repair -</b> repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair														A	A			A	A	A	A			21.04.020(t)
	Body Shop														A	A			A	A	A	A			21.04.020(t)
	Truck Stop/Travel Plaza														A	A			A		A	A			21.04.030(s)& 21.04.020(t)
	Tire Recapping and Storage															A					A	A			21.04.020(t)
	All Other Vehicle Repair															C					C	A			21.04.030(s)& 21.04.020(t)
<b>Vehicle Service, Limited -</b> direct services to motor vehicles where the driver or passengers generally wait in the	Car Wash, Gasoline Service Station, Quick Lube												A	A	A	A		A	A	A	A	A			21.04.030(s)& 21.04.020(u)
	All Other Vehicle Service, limited														A	A					A	A			21.04.020(u)