

#4385-0

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

Planning \$ 5
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 664 North Ave
 Parcel No. 2945-113-23-003
 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 GUARDO MURRIETA ANDYD
 Address 644 NORTH AVE #3
 City / State / Zip GRAND JUNCTION CO

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business TO MAKE
 Other: INTERIOR - KITCHEN
INTO BAKERY

APPLICANT INFORMATION:

Name EZEQUIEL GALARZA
 Address 644 NORTH AVE #3
 City / State / Zip GRAND JUNCTION CO
 Telephone 801-636-9265 OR 970-245-5044

*FOR CHANGE OF USE:
 *Existing Use: MEAT MARKET
 *Proposed Use: MEAT AND BAKERY
 Estimated Remodeling Cost \$ 2,000
 Current Fair Market Value of Structure \$ 163,110

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 _____	PAID JUL 21 2010 RS	
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 7/21/10
 Planning Approval [Signature] Date 7/21/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____
 Utility Accounting [Signature] Date 7-21-10

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)

LABOR EQUIP