

PCA-2011-498

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

#4299-00
PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)
Public Works & Planning Department

cost

Planning \$ <u>5.00</u>
Bldg Permit #
File # <u>PCA 2011-498</u>

Building Address 2836 North Ave CSA
 Parcel No. 2943-073-17-001
 Subdivision Eastgate Shopping Center
 Filing _____ Block 1 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 YORAMCO - EASTGATE LLC
Yoram Eastgate LLC
 Address 410 Bray Properties, Inc.
637 North Ave
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Matthew Blum
 Address 2930 8 3/10 Rd
 City / State / Zip Grand Junction, CO 81503
 Telephone 970 240 4013

*** FOR CHANGE OF USE:**

*Existing Use: Hookah Lounge
 *Proposed Use: General Retail
 Estimated Remodeling Cost \$ 5000
 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-1 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 _____ Special Conditions Approved for General Retail
 (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 _____ Date 24 Nov 2010
 Planning Approval Hayleen Henderson Date 11-24-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interconnection fee</u>
Utility Accounting <u>Rothman</u>	Date <u>11-24-10</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)