TCP\$			Planning \$ 5,
Drainage \$	_		Bldg Permit #
SIF\$	PLANNING CI		
Inspection \$	(Multifamily & Nonresidential Ren Public Works & Plar	- · · · · · · · · · · · · · · · · · · ·	File #
Building Address 24	+78 Patterson	Multifamily Only:	37500 - 0 7.22 ex
Parcel No.	2945 044 17-0	Sa. Ft. of Existing	Sq. Ft. Proposed
Subdivision		-	
Filing Block	k Lot	Sq. Ft. of Lot / Parcel Sq. Ft. Coverage of Lot	by Structures & Impervious Surface
OWNER INFORMATION:		(Total Existing & Propos	•
Name 4 7 7 8 Address 24 7 8 City / State / Zip 4	Patterson	Remodel Addition Other:	Change of Use (*Specify uses below) Change of Business WALLS TUMBING TO THE TOP ON
APPLICANT INFORMATION	ON:))	7 317 317 117 32 37 33	
Name HaW	11-Harber	*Existing Use:	fol vacant (benh)
Address 419 P	Censul Trollon	*Proposed Use:	they retail
	5, CO 81507	Estimated Remodeling C	Cost \$ 6,000
Telephone 216	-8011	Current Fair Market Valu	ne of Structure \$ <u>4 8 8, 700.</u> °
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 ACC	2-1	Maximum coverage of lo	ot by structures
SETBACKS: Front	from property line (PL)	Landscarling/Screening	Required: YESNO
Side from PL	Rear from PL	Parking Requirement	
Maximum Height of Structu	ıre(s)	Floodplain Certificate Re	equired: YESNO
Voting District	Ingress / Egress Location Approval (Engineer's Initials	Special Conditions:	1111. 2 0 2016.
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 7 20 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)

YES

Date

Date

NO >

Planning Approval

Utility Accounting

Additional water and/or sewer tap fee(s) are required: