

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

63934-0

Planning \$ 5.<sup>00</sup>  
 Bldg Permit #  
 File #

**PLANNING CLEARANCE**

(Multifamily & Nonresidential Remodels and Change of Use)

**Public Works & Planning Department**

PNC-2011-565

Building Address 2497 Power Rd #4  
 Parcel No. 2945-164-10-004  
 Subdivision Power Road Center Condo  
 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 The bicycle studio  
 Address 2497 Power Rd. #4  
 City / State / Zip GT CO 8150

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name On Track Builders, Inc  
 Address 965 E. Otley Ave  
 City / State / Zip Fruta CO 81521  
 Telephone 970-201-1752

**\* FOR CHANGE OF USE:**

\*Existing Use: VACANT - Temp -  
 \*Proposed Use: RETAIL - Bicycle shop  
 Estimated Remodeling Cost \$ 15,000  
 Current Fair Market Value of Structure \$ 151,040.<sup>00</sup>

**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 \_\_\_\_\_  
 (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 12/6/10

Planning Approval [Signature] Date 12/6/10

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No NOSWR/WTR

Utility Accounting [Signature] Date 12/6/10

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)