

PCN-2010-445

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TCP \$	/
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BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures) *Non-Residential*
Community Development Department

BLDG ADDRESS 2546 Rimrock Ave ^{ZONA} TAX SCHEDULE NO. 2145-103-37-015

SUBDIVISION Rimrock Marketplace SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1575

(1) OWNER THE Realty NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 600 Grant St.
Denver, CO 80203 NO. OF BLDGS ON PARCEL
(1) TELEPHONE 303-836-9300 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Carl Vostatek USE OF EXISTING BLDGS Retail

(2) ADDRESS 3439 Grand Valley Ca. DESCRIPTION OF WORK AND INTENDED USE: Demo
Clifton, CO 81900 Walk-in cooler
(2) TELEPHONE 434-5415

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 Maximum coverage of lot by structures _____

SETBACKS: Front 15 from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 0 from PL Rear 10 from PL Special Conditions _____
Maximum Height _____

CENSUS _____ TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 Carl Vostatek Date 11/12/10

Department Approval Pat Dunlop Date 11/12/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. no water no sewer

Utility Accounting [Signature] Date 11-12-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)