

PCN-2010-446

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

Planning \$ <u>10 5⁰⁰ 10</u>
Bldg Permit #
File #

PLANNING CLEARANCE

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

55270-0

Building Address 2546 Rimrock Ave
 Parcel No. 2945-103-37-D15 #200A
 Subdivision Rimrock Marketplace
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing 1575 Sq. Ft. Proposed 1575
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Brad Pollard (H&R Block)
 Address 438 E. Main St
 City / State / Zip Montrose, CO 81401

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name Carl Vestatek
 Address 343A Grand Valley Canal Rd
 City / State / Zip Clifton, CO 81520
 Telephone 434-5665

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ 4,000.00
 Current Fair Market Value of Structure \$ 1,317,660.00

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-2</u>		Maximum coverage of lot by structures _____	
SETBACKS: Front <u>15</u> from property line (PL)		Landscaping/Screening Required: YES _____ NO _____	
Side <u>0</u> from PL Rear <u>10</u> from PL		Parking Requirement _____	
Maximum Height of Structure(s) _____		Floodplain Certificate Required: YES <u>NO</u> NO _____	
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	Special Conditions: _____	

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 Carl Vestatek Date _____

Planning Approval Pat Dunks Date 11/12/10

Additional water and/or sewer tap fee(s) are required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No <u>no water no sewer</u>
Utility Accounting <u>Pat Dunks</u>	Date <u>11-12-10</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)