

1000083-1

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

Planning \$ <u>5.00</u>
Bldg Permit #
File #

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels) and Change of Use)

Public Works & Planning Department

#9 (I)

Building Address 2297 TALL GRASS DR
 Parcel No. 2945-061-20-009
 Subdivision GRAND WEST BUSINESS PARK
 Filing 1 Block 2 Lot 4

Multifamily Only:
 No. of Existing Units 0 No. Proposed 1 of 10
 Sq. Ft. of Existing 2447 Sq. Ft. Proposed 1966 + 500
 Sq. Ft. of Lot / Parcel 1.94 AC. 1960.2
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1960.2

OWNER INFORMATION:

Name JANE ALDORETTA
 Address 2 RHINE COURT
 City / State / Zip GRAND JUNCTION CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DENNIS WITGER (WILCO ENT.)
 Address PO BOX 3741
 City / State / Zip GRAND JUNCTION CO 81502
 Telephone 970-260-6205

* FOR CHANGE OF USE:

*Existing Use: WAS STUDIO / QUILTING
 *Proposed Use: MEZZINE / 2ND FL
 Estimated Remodeling Cost \$ 20,000.00
 Current Fair Market Value of Structure \$ 120,000

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-2 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15/25 from property line (PL) Landscaping/Screening Required: YES _____ NO _____
 Side 0/0 from PL Rear 10/10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 40 Floodplain Certificate Required: YES _____ 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 [Signature] Date 12/20/10
 Planning Approval [Signature] Date 12/20/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. NO SWR / WTR CHANGE
 Utility Accounting [Signature] Date 12/20/10