

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

#3540

Planning \$ 5.00
Bldg Permit #
File #

### PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works & Planning Department

Building Address 1101 WINTERS AVE.  
 Parcel No. 2945-231-18-006  
 Subdivision Hawk Nest  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 2

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 JAMES R. MCCONNELL  
 Address 640 ROUND HILL DRIVE  
 City / State / Zip GRAND JCT. CO. 81506

DESCRIPTION OF WORK & INTENDED USE: ADD WASHBAY  
 Remodel  Change of Use (\*Specify uses below) OK  
 Addition  Change of Business LR  
 Other: Intention only

**APPLICANT INFORMATION:**

Name CARMACK CONSTRUCTION  
 Address 3287 C RD.  
 City / State / Zip PALISADE, CO. 81526  
 Telephone 970 433-0358

\* FOR CHANGE OF USE: BREAK ROOM + APST ROOM  
 \*Existing Use: WAREHOUSE / GARAGE  
 \*Proposed Use: WAREHOUSE / GARAGE  
 Estimated Remodeling Cost \$ 30,000  
 Current Fair Market Value of Structure \$ 850,010

**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>R-2</u>	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 _____	Special Conditions: _____
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 4-28-10

Planning Approval [Signature] Date 4/28/10

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. _____
Utility Accounting <u>[Signature]</u> Date <u>4/28/10</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)