

Planning \$	5.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

Building Address 2536 Rimrock
Parcel No. 2945 103 37 012
Subdivision RIMROCK MARKET PLACE 3
Filing _____ Block 1 Lot 1

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 2125 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____

OWNER INFORMATION:

Name FLAVORS WEST LLC
Address 2706 W. COLFAX
City / State / Zip DENVER, CO 80204

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JACKSON-ROSE COMPANY
Address 865 HALL AVE
City / State / Zip GJ CO 81501
Telephone 970-263-0231

*** FOR CHANGE OF USE:**

Existing Use: _____
*Proposed Use: RESTAURANT 48 SUITS

Estimated Remodeling Cost \$ N/A

Current Fair Market Value of Structure \$ N/A

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 _____ from property line (PL) Landscaping/Screening Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL Parking Requirement _____
Maximum Height of Structure(s) _____ Special Conditions: Interior Tenant Finish to steel strip center
Voting District _____ Ingress / Egress Location Approval _____
(Engineer's Initials)

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 [Signature] Date 7/19/04
Department Approval [Signature] Date 7/19/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. Per Table 5.67 EAVS For
Utility Accounting	Date <u>7/24/04</u>		<u>MULTI UNIT BLDG No. 16968</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)