

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 AVE.
Parcel No. 2945-103-37-012 ST. 100
Subdivision Rimrock Market place
Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name DAVID LIQUANA
Address 2706 W. COLFAX AVE.
City / State / Zip DENVER, CO. 80204

DESCRIPTION OF WORK & INTENDED USE:

- Remodel Addition
- Change of Use (*Specify uses below)
- Other: Add patio cover, eliminate 1-parking spot

APPLICANT INFORMATION:

Name JEFF WARDER
Address 2491 FOUNTAIN GREENS Pkwy
City / State / Zip GRAND JUNCTION, CO.
Telephone (970) 216-7302

* FOR CHANGE OF USE:
*Existing Use: Restaurant / Retail
*Proposed Use: same
Estimated Remodeling Cost \$ _____
Current Fair Market Value of Structure \$ _____

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 <u>C-2</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>15</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <input checked="" type="checkbox"/>
Side <u>0</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>N/A</u>	Special Conditions: _____
Voting District <u>N/A</u> Ingress / Egress Location Approval <u>N/A</u> (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 Jeffrey Warder Date 11/24/04
Department Approval [Signature] Date 11/24/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date	<u>11/24/04</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)