

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

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

BLDG PERMIT NO.
FILE #

Building Address 1910 N. 12TH ST.
Parcel No. 2945-122-00-109
Subdivision FAIRMOUNT
Filing _____ Block 1 Lot 1

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 4434 Sq. Ft. Proposed 4434
Sq. Ft. of Lot / Parcel 20,473
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 20,473

OWNER INFORMATION:

Name CAMELIA WHEEL BERRY REV. TRUST
Address 738 RANCH RD
City / State / Zip GRAND JCT, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name JIM JEFFRIES
Address 2683 DELMAR DR.
City / State / Zip GRAND JCT, CO 81506
Telephone 970 201-6781

*** FOR CHANGE OF USE:**

*Existing Use: Restaurant
*Proposed Use: Restaurant
11am - 10pm 7 days - 98-
Estimated Remodeling Cost \$ 14,000
Current Fair Market Value of Structure \$ 498,700

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>B-1</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side <u>0'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>N/A</u>
Maximum Height of Structure(s) <u>40'</u>	Special Conditions: <u>Interior remodel</u>
Voting District _____	Ingress / Egress Location Approval <u>only</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 [Signature] Date 5-18-05
Department Approval [Signature] Date 5-18-05 2408

Additional water and/or sewer tap fee(s) are required	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>EDU FOR BILLING S/B 98X.4 = 13.72</u>		Date <u>5/18/05</u>	<u>679</u>