

Planning \$	10 <sup>00</sup>
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE # <u>SPR-2003-219</u> <i>addition</i>

Building Address 2478-A Highway 6450  
Parcel No. 2445-091-21-004  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
Sq. Ft. of Existing 6000 SF Sq. Ft. Proposed 43 SF  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Bear Rock Cafe  
Address 2478-A Highway 6450  
City / State / Zip CO, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Carl Vostatek  
Address 3439 Grand Valley Canal Rd  
City / State / Zip CLIFTON, CO 81520  
Telephone 434-5665

**\* FOR CHANGE OF USE:**

\*Existing Use: Restaurant  
\*Proposed Use: walk up ice cream fountain @ patio area  
Estimated Remodeling Cost \$ 20K  
Current Fair Market Value of Structure \$ 640,400

**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 C2 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front 15' from property line (PL) Landscaping/Screening Required: YES existing NO \_\_\_\_\_  
Side 0' from PL Rear 10' from PL Parking Requirement no change  
Maximum Height of Structure(s) 40' Special Conditions: \_\_\_\_\_  
Voting District \_\_\_\_\_ Ingress / Egress Location Approval N/A (Engineer's Initials) existing

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 Carl Vostatek Date 6/10/05  
Department Approval Ronnie Edwards Date 6/10/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Overholt</u>		Date <u>6/10/05</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)