

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 356 MAIN ST GJ, CO
Parcel No. 2945-143-15-027
Subdivision _____
Filing _____ Block _____ Lot _____

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 SEAN S. PIERCE PROPERTIES, SEAN PIERCE
Address 1009 WHITE AV
City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: TENANT FINISH
103 SECTS - 11-11-5-5

APPLICANT INFORMATION: CAFE BILTMORE

Name SEAN S. PIERCE
Address 1009 WHITE AVE
City / State / Zip GRAND JUNCTION CO 81501
Telephone 970 245 2938

* FOR CHANGE OF USE:
*Existing Use: _____
*Proposed Use: _____
Estimated Remodeling Cost \$ 25,000
Current Fair Market Value of Structure \$ 1,035,110

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 B-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 approved
Maximum Height of Structure(s) _____ Special Conditions: per plan
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 _____ Date 04/27/05

Department Approval Gayle Henderson Date 4-27-05 5.92 EOU

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO <u>✗</u>	W/O No. TO BE APPROVED <u>284</u>
Utility Accounting <u>Chenault</u>	Date <u>4/27/05</u>	<u>with 308 EOU</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) 44620
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting) PJP