

Planning \$	5,000
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.	—
FILE #	—

902 87-4255

Building Address 2892-B N. AVE
Parcel No. 2943 074 00 048
Subdivision _____
Filing _____ Block _____ Lot _____

Multifamily Only:
No. of Existing Units _____ No. Proposed _____
Sq. Ft. of Existing 20,760 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 3.08 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) no change

OWNER INFORMATION:

Name Bob Williams
Address 2892-B N. AVE
City / State / Zip Grand Jct. Co 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Addition
 Change of Use (*Specify uses below)
 Other: interior wall partition only for Smokery
* FOR CHANGE OF USE: Smokery
* Existing Use: bingo hall
* Proposed Use: same

APPLICANT INFORMATION:

Name Shane Washington
Address 951 Walnut Ave
City / State / Zip Grand Jct. Co 81501
Telephone 245-6811

Estimated Remodeling Cost \$ 18,559.00
Current Fair Market Value of Structure \$ 1,141,530

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-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES _____ NO <u>X</u>
Side _____ from PL Rear _____ from PL	Parking Requirement <u>no change</u>
Maximum Height of Structure(s) _____	Special Conditions: _____
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 Shane Washington Date 9/2/05
Department Approval Ronnie Edwards Date 9-2-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no chg in use</u>
Utility Accounting <u>CM Cole</u>	Date <u>9-2-05</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)