

Planning \$	5. —
TCP \$	—
Drainage \$	—
SIF\$	—

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

BLDG PERMIT NO.
FILE #

Building Address 115 W GRAND AVE  
Parcel No. 2945-154-01-013  
Subdivision Wilson & Madley's  
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 Gay Johnson's, Inc  
Address P.O. Box 1829  
City / State / Zip GRAND JUNCTION, CO 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\* FOR CHANGE OF USE:**

\*Existing Use: \_\_\_\_\_  
\*Proposed Use: Replacing Kitchen eqmt + redoing Dining Rm  
Estimated Remodeling Cost \$ 80,000  
Current Fair Market Value of Structure \$ ~~140,000~~ 180,180

**APPLICANT INFORMATION:**

Name JOHN McLAUGHLIN  
Address 2856 TYNDALE COURT  
City / State / Zip GRAND JUNCTION, CO 81503  
Telephone 970 243-2552

**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-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 <u>X</u>		
Side <u>0'</u> from PL Rear <u>0'</u> from PL	Parking Requirement <u>N/A</u>		
Maximum Height of Structure(s) <u>25'</u>	Special Conditions: _____		
Voting District _____	Ingress / Egress Location Approval _____ (Engineer's Initials)	<u>60 seats 11am-9pm 6 days</u>	

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 John McLaughlin Date March 14, 2006  
Department Approval Misha Hagan Date 3/22/06 7.03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>1162-T36</u>
Utility Accounting <u>Kate Eisberg</u>	Date <u>3/22/06</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)