

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 759 Horizon DR Unit 0
 Parcel No. 2701-361-22-023
 Subdivision Crossroads Colorado West
 Filing _____ Block 2 Lot 1 & 2

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 % STIX INC 759 Horizon LLC
 Address 425 North Ave
 City / State / Zip Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name H. Edward Hughes
 Address 759 Horizon Dr Unit 0
 City / State / Zip Grand Junction CO 81506
 Telephone 970-245-6120

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: RESTAURANT

Estimated Remodeling Cost \$ 2000
 Current Fair Market Value of Structure \$ 657,110.00

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 <u>per plan</u> from property line (PL)	Landscaping/Screening Required: YES _____ NO _____		
Side <u>approved</u> from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions: _____		
Voting District _____	Ingress / Egress Location Approval _____	<u>40 Seats - 9-11 mo set</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 2/1/06
 Department Approval [Signature] Date 2-1-06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>13893-8694</u>
Utility Accounting <u>[Signature]</u>	Date	<u>2/1/06</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)