

Planning \$ <u>5.00</u>
TCP \$
Drainage \$
SIF \$

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.

FILE #

84528-1280

Building Address 315 Main Street

Parcel No. 2945-143-22-003

Subdivision _____

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name Wilhematta Cortese

Address _____

City / State / Zip Grand Jct. Colo 81501

APPLICANT INFORMATION:

Name Garrett Walker

Address 879 29 Road

City / State / Zip Grand Jct. Colo

Telephone 241-9020

Multifamily Only:
No. of Existing Units 1 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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: Retail store

*Proposed Use: Bar for restaurant

Estimated Remodeling Cost \$ 7,000

Current Fair Market Value of Structure \$ 94,850.00

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 B-2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)

Landscaping/Screening Required: YES _____ NO X

Side _____ from PL Rear _____ from PL

Parking Requirement _____

Maximum Height of Structure(s) _____

Special Conditions: Demo only has

Voting District _____

Ingress / Egress
Location Approval _____
(Engineer's Initials)

to come back in for interior

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 12-15-06

Department Approval [Signature] Date 12/15/06

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 12/15/06

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)