

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

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

BLDG PERMIT NO.
FILE #

Building Address 1111 NORTH AVE  
Parcel No. 2945-141-06-001  
Subdivision \_\_\_\_\_  
Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Multifamily Only:  
No. of Existing Units 1 No. Proposed 0  
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 ZANCAVELL MANAGEMENT  
Address 326 MAIN ST.  
City / State / Zip GRAND JUNCTION, CO.

**DESCRIPTION OF WORK & INTENDED USE:**

Remodel  Addition  
 Change of Use (\*Specify uses below)  
 Other: EXTERIOR & INTERIOR

**APPLICANT INFORMATION:**

Name JAMESWAY CONSTRUCTION INC.  
Address 201-974 BRECKINRIDGE LANE.  
City / State / Zip LOUISVILLE KY 40207.  
Telephone 519-465-6187.

\* FOR CHANGE OF USE:  
\*Existing Use: RESTAURANT  
\*Proposed Use: RESTAURANT  
Estimated Remodeling Cost \$ ~~49,000.00~~ 49,000.00  
Current Fair Market Value of Structure \$ 203,280.00

**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 C-1 Maximum coverage of lot by structures N/A  
SETBACKS: Front 15 from property line (PL) Landscaping/Screening Required: YES \_\_\_\_\_ NO X  
Side 0' from PL Rear 10' from PL Parking Requirement N/A  
Maximum Height of Structure(s) 40 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 \_\_\_\_\_ Date JUNE 28/06  
Department Approval [Signature] Date 6/28/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>6/28/06</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)