

Planning \$	5.00
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PLANNING CLEARANCE
(Multifamily & Nonresidential Remodels and Change of Use)
Community Development Department

BLDG PERMIT NO.
FILE #

67128-37500

Building Address 2478 Patterson Rd. #23
Parcel No. 2945-044-07-026
Subdivision Patterson Village Square
Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name John G. Oster
Address _____
City / State / Zip _____

APPLICANT INFORMATION:

Name Dan Bollinger (Paramount Playhouse)
Address 2478 Patterson Rd. # 23
City / State / Zip CO 81505
Telephone 701-6002

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) _____

DESCRIPTION OF WORK & INTENDED USE:

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

*** FOR CHANGE OF USE:**

*Existing Use: None - New building
*Proposed Use: Theatre (Live)

Estimated Remodeling Cost \$ 0
Current Fair Market Value of Structure \$ 332,190.00

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 _____
SETBACKS: Front _____ from property line (PL) Landscaping/Screening Required: YES _____ NO X
Side _____ from PL Rear _____ from PL Parking Requirement N/A
Maximum Height of Structure(s) _____ Special Conditions: Remodel only
Ingress / Egress Location Approval _____
Voting District _____ (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 Dan Bollinger Date 7/21/06
Department Approval [Signature] Date 7/20/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O NO
Utility Accounting	<u>[Signature]</u>	Date	<u>7/20/06</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)